

GUIDE PRICE

£177,500 - £190,000

Cowslip Close

Carisbrooke Green, Gosport, Hampshire PO13 0BQ

PROPERTY SUMMARY

We are delighted to offer to the market this well presented, two bedroom ground floor garden flat located in the ever popular Carisbrooke Green estate a short distance from local schools, shops and bus routes. This must see property benefits from a spacious lounge, fully fitted kitchen, wetroom, conservatory, private enclosed south facing rear garden, allocated parking and so much more. An early inspection is highly recommended to avoid missing out on this fantastic starter home so call our Gosport office now.





ENTRANCE HALL

LOUNGE 14' 2" x 11' 1" (4.32m x 3.38m)

KITCHEN 8' 10" x 7' 10" (2.70m x 2.40m)

CONSERVATORY 9' 4" x 6' 4" (2.85m x 1.95m)

BEDROOM 1 8' 11" x 12' 2" (2.73m x 3.71m)

BEDROOM 2 6' 2" x 8' 8" (1.90m x 2.66m)

WETROOM

AGENT NOTES - Leasehold; 125 year lease from 1988

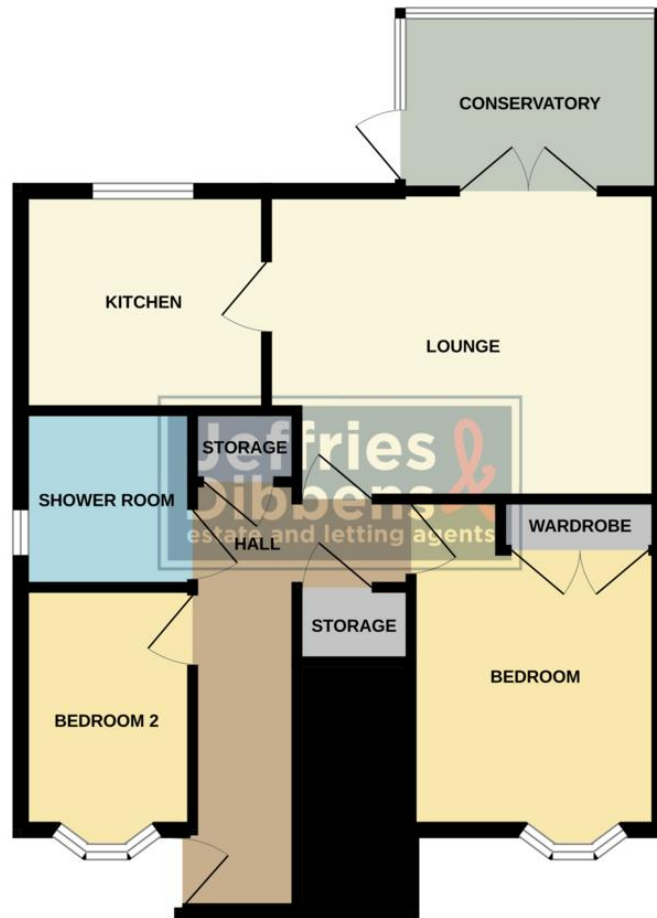
- Ground Rent, £100 p/a

- EPC Rating D

- Council Tax Band B



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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