



GUIDE PRICE
£210,000 - £225,000
Anns Hill Road
Gosport, Hampshire, PO12 3JY



PROPERTY SUMMARY

Guide Price £210,000 - £225,000 Offered to the market with no onward chain, we present for sale this well presented three bedroom family home, situated in the heart of Gosport. This end terraced property features a spacious lounge/diner, galley kitchen, downstairs bathroom, and enclosed rear garden. Please contact our Gosport branch to arrange an internal viewing to avoid missing out.





ENTRANCE HALL

LOUNGE / DINER 23' 5" x 13' 8" (7.14m x 4.18m)

KITCHEN 9' 2" x 7' 3" (2.81m x 2.23m)

BATHROOM 6' 7" x 6' 6" (2.02m x 1.99m)

STAIRS AND LANDING

BEDROOM ONE 13' 3" x 11' 3" (4.06m x 3.44m)

BEDROOM TWO 11' 6" x 8' 7" (3.52m x 2.62m)

BEDROOM THREE 9' 1" x 7' 5" (2.79m x 2.28m)

AGENT NOTES - Freehold

- EPC Rating E

- Council Tax Band B



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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



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