

GUIDE PRICE

**£235,000**

**74 Military Road**

Gosport, PO12 3AS



## PROPERTY SUMMARY

We are delighted to bring to the market this well presented two bedroom home, located conveniently in the heart of Gosport. Benefitting from two allocated parking spaces, the property features a spacious living room, separate modern fitted kitchen, conservatory, two double bedrooms, and an upstairs bathroom. Please contact our Gosport branch to arrange your internal viewing now.

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### **ENTRANCE HALL**

**KITCHEN** 5' 9" x 12' 4" (1.76m x 3.78m)

**LIVING ROOM** 11' 9" x 13' 0" (3.59m x 3.97m)

**CONSERVATORY** 9' 11" x 6' 6" (3.03m x 2.00m)

### **STAIRS & LANDING**

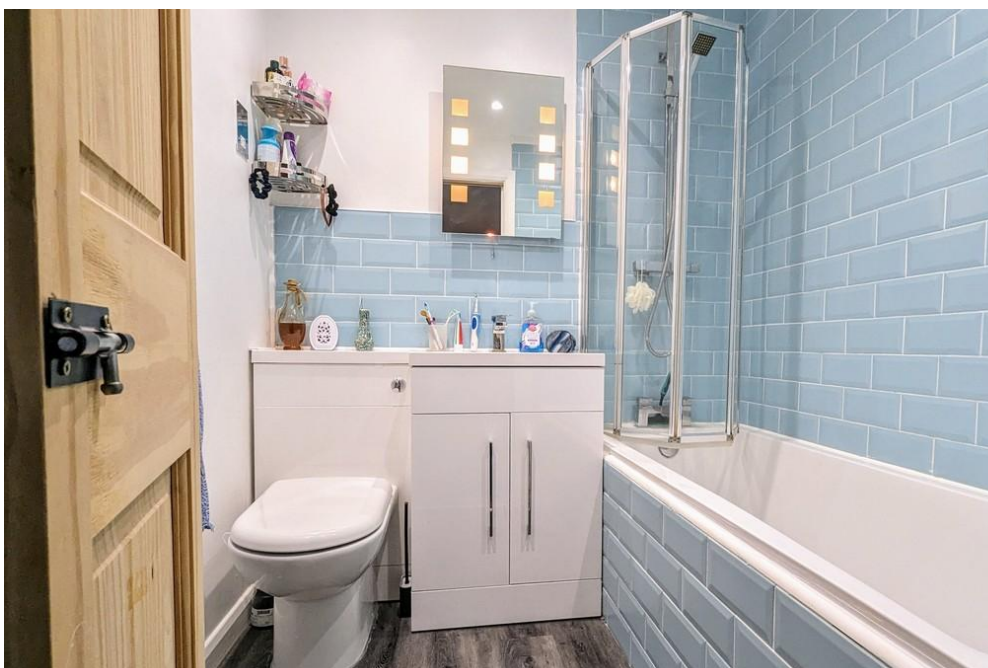
**BEDROOM 1** 11' 9" x 10' 0" (3.59m x 3.07m)

### **BATHROOM**

**BEDROOM 2** 11' 9" x 8' 7" (3.59m x 2.62m)

### **AGENT NOTES**

- Freehold
- EPC Rating C
- Council Tax Band B





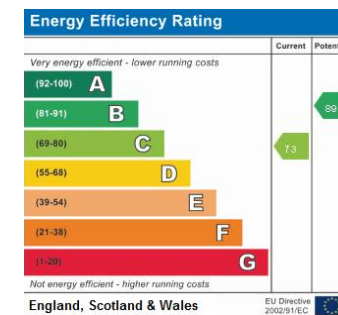
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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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