



GUIDE PRICE  
**£240,000 - £260,000**  
**57 Parham Road**  
Gosport, PO12 4UA

## PROPERTY SUMMARY

\*\*\* Guide Price £240,000 - £260,000\*\*\* A delightful two bedroom home, offered to the market with no onward chain and complete with off road parking. Well-presented throughout with original and unique features, this deceitfully spacious property is made up of a living room, separate dining room, fitted kitchen, downstairs WC, upstairs bathroom and two double bedrooms. Also benefitting from a sizeable westerly facing rear garden which includes a workshop/store shed, we feel this property is a must see - please contact our Gosport branch to arrange your internal viewing now.





#### **ENTRANCE HALL**

**LIVING ROOM** 11' 1" x 10' 6" (3.40m x 3.22m)

**DINING ROOM** 13' 9" x 11' 10" (4.21m x 3.63m)

**KITCHEN** 8' 2" x 7' 5" (2.51m x 2.28m)

#### **WC**

#### **STAIRS & LANDING**

**MASTER BEDROOM** 9' 10" (3m)

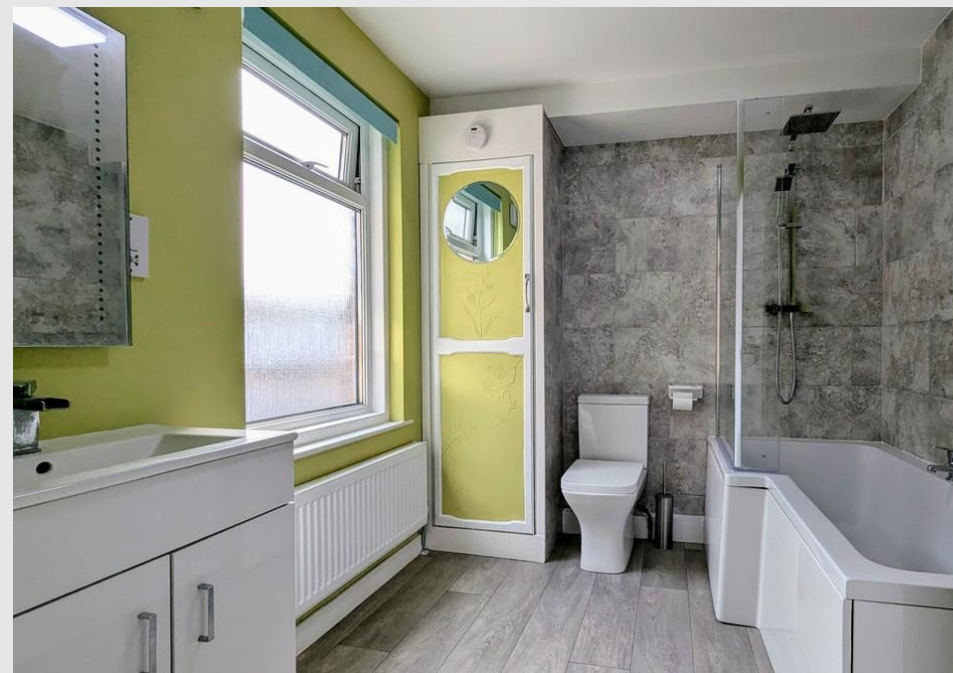
**BEDROOM 2** 11' 1" x 8' 7" (3.38m x 2.64m)

#### **BATHROOM**

#### **ENCLOSED REAR GARDEN**

#### **AGENT NOTES**

- Freehold
- EPC Rating C
- Council Tax Band B (Gosport)





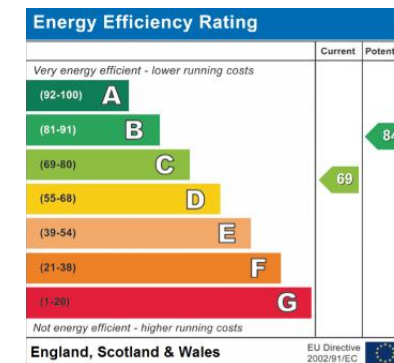
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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