

OFFERS IN EXCESS OF

£125,000

8 Stoke Road

Gosport, Hampshire, PO12 1JB

Located in the very heart of Gosport, this discreetly positioned self contained one-bedroom home which offers a rare combination of privacy and convenience, situated just off the ever-popular Stoke Road with a wide range of local amenities quite literally on your doorstep. A particular highlight of this charming property is the private, beautifully landscaped garden, providing an ideal retreat for outdoor living. Inside, the home offers well-proportioned living accommodation including a generous lounge, a separate kitchen, and, on the first floor, a double bedroom and bathroom. Homes of this nature are seldom available, making this an excellent opportunity. To arrange an internal viewing, please contact our Gosport office—phone lines are open until 8PM.





PRIVATE ENTRANCE

LOUNGE/DINER 16' 0" x 15' 4" (4.88m x 4.68m) MAX

KITCHEN 10' 9" x 8' 11" (3.28m x 2.72m)

STAIRS TO FIRST FLOOR

MASTER BEDROOM 10' 1" x 11' 5" (3.09m x 3.50m)

BATHROOM 8' 11" x 5' 8" (2.73m x 1.74m)

PRIVATE ENCLOSED GARDEN

AGENTS NOTE Leasehold

95 years remaining

£1600 per annum ground rent/maintenance charge



GROUND FLOOR
248 sq.ft. (23.0 sq.m.) approx.

1ST FLOOR
175 sq.ft. (16.2 sq.m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC to follow

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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