

GUIDE PRICE

**£220,000 - £230,000**

**35 Freemantle Road**

Gosport, Hampshire, PO12 4RD



Offered to the market is this well-proportioned two-bedroom mid-terrace property, situated in a popular residential area. The home provides ample living space across two floors and would suit a range of buyers, including first-time purchasers and buy-to-let investors. The ground floor comprises two good-sized reception rooms, offering flexible living and dining options, along with a fitted kitchen with a range of base and wall units. There is also the added benefit of a downstairs shower room. Upstairs, the property features two double bedrooms and a family bathroom. Externally, there is an enclosed garden to the rear and outbuilding.





#### **ENTRANCE PORCH**

**LOUNGE** 13' 1" x 12' 11" (4.01m x 3.96m)

**DINING ROOM** 12' 11" x 10' 11" (3.96m x 3.35m)

**KITCHEN** 11' 10" x 8' 9" (3.61m x 2.67m)

#### **SHOWER ROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 11" x 10' 9" (3.96m x 3.30m)

**BEDROOM TWO** 12' 2" x 8' 11" (3.73m x 2.72m)

**BATHROOM** 11' 2" x 7' 4" (3.41m x 2.25m)

#### **OUTSIDE**

#### **OUTBUILDING**

#### **REAR ENCLOSED GARDEN**





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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

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