



Whiston House Heritage Way, Gosport PO12 4WE

welcome to

Whiston House Heritage Way, Gosport

- Open plan living space
- Modern fitted kitchen and bathroom
- Bedroom with built in full height storage
- Allocated parking
- Quiet location

Tenure: Leasehold EPC Rating: C

offers over

£150,000

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

GOS107544 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance Hall

21' 8" x 4' 2" (6.60m x 1.27m)
Door to side access, electric heater.

Kitchen/lounge/diner

22' 5" x 11' 2" (6.83m x 3.40m)
UPVC double glazed window to rear elevation, UPVC patio doors to Juliet balcony, electric heater, fitted kitchen, matching wall and base units, double bowl sink and drainer unit, work surfaces, breakfast bar, tiled splashbacks, space for washing machine and fridge/freezer.

Bedroom 1

14' max x 10' 4" (4.27m max x 3.15m)
UPVC double glazed window to front elevation, electric heater.

Bedroom 2

14' max x 8' 10" max (4.27m max x 2.69m max)
UPVC double glazed window to front elevation, in-built wardrobes, electric heater.

Bathroom

UPVC double glazed window to rear elevation, heated towel rail, bath with mixer taps and shower attachment, wash hand basin, wc, extractor fan, part tiled walls.



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