



Heritage Way, Gosport PO12 4FQ

welcome to

Heritage Way, Gosport

** No Onward Chain ** Close to Shops, Schools, Bus and Road Links ** Easy Access to Open Spaces and the Shoreline ** Ideal First Time Buy **
Allocated Parking **

Entrance Hall

UPVC door to front access, UPVC double glazed window to front elevation, stairs to first floor landing, electric radiator.

First Floor Landing

Stairs to second floor.

Lounge

13' 9" x 13' 8" (4.19m x 4.17m)

Two UPVC double glazed windows to rear elevation, tv point, electric radiator.

Kitchen

11' x 6' 6" (3.35m x 1.98m)

UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, space for fridge/freezer and washing machine, tiled splashbacks.

Bathroom

Bath with mixer tap and shower attachment, vanity wash hand basin, wc, shaver socket, wall mounted electric heater, extractor fan, tiled surrounds.

Second Floor Landing

Doors to:

Bedroom 1

15' 3" max x 11' 6" max (4.65m max x 3.51m max)

UPVC double glazed window to rear elevation, wall mounted electric heater, range of fitted wardrobes and drawers, door to:

En-Suite

Shower cubicle, vanity wash hand basin, wc, shaver socket, wall mounted electric heater, extractor fan.





Bedroom 2

10' 4" max x 9' 6" max (3.15m max x 2.90m max)
UPVC double glazed window to front elevation, wall
mounted electric heater, fitted mirror wardrobes,
range of fitted drawers.



Outside

There is a covered carport and allocated visitors
parking.



view this property online fox-and-sons.co.uk/Property/GOS112557



welcome to

Heritage Way, Gosport

- Two Bedrooms
- First Floor Maisonette
- Fitted kitchen
- Allocated Parking
- Close to the Sea and Open Spaces

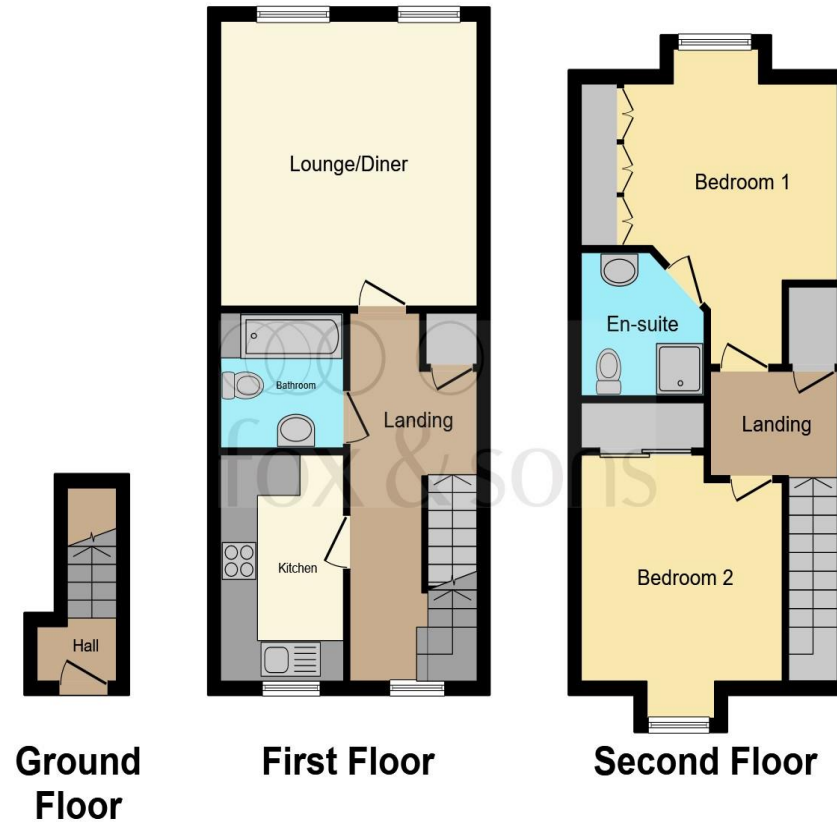
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/GOS112557



Property Ref:
GOS112557 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk