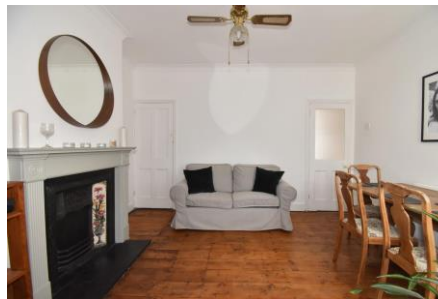


Handley Road, Gosport,  
Hampshire, PO12 3BL

£240,000



Charming Victorian Terraced House

Lounge & Separate Dining Room

Recently Refitted First Floor Bathroom

PVCu Double Glazing & Gas Central  
Heating With Boiler Fitted 2018

Good Size Enclosed Rear Garden &  
Parking To Rear

Two Double Bedrooms

Good Size Kitchen With Window  
Overlooking Garden

Separate Utility Area

Original Fireplaces and Restored Wood  
Flooring

No Forward Chain

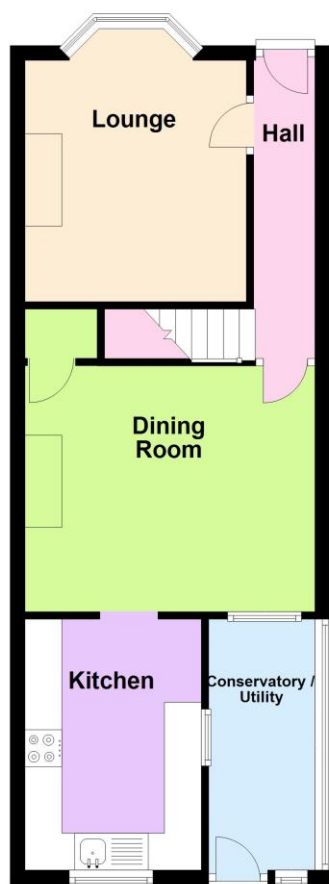
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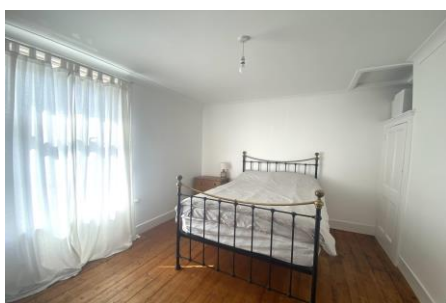
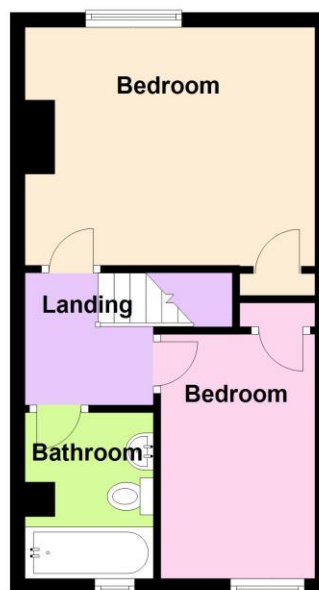
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**Ground Floor**



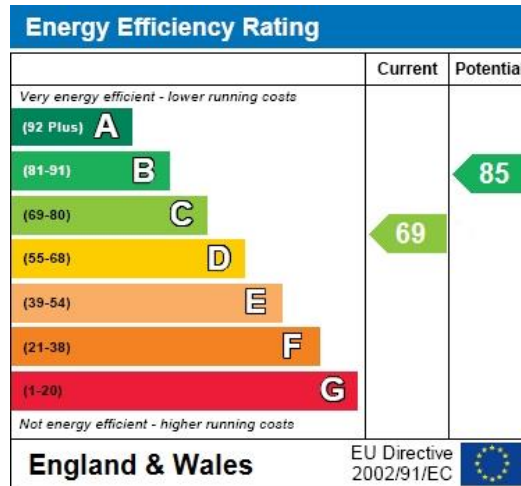
**First Floor**



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

|                  |   |
|------------------|---|
| Entrance Hall    | PVCu double glazed front door, radiator, stairs to first floor, coved ceiling, restored wood flooring.  |
| Lounge           | 12'10" (3.91m) Into Bay x 9'10" (3m) Into Recess PVCu double glazed bay window, cast iron fireplace with marble tiled hearth and timber surround, radiator, coved ceiling, restored wood flooring.  |
| Dining Room      | 13'0" (3.96m) Into Recess x 10'11" (3.33m) Cast iron fireplace with slate hearth and timber surround, understairs storage cupboard, radiator, coved ceiling, restored wood flooring, double glazed window.  |
| Kitchen          | 10'11" (3.33m) x 7'10" (2.39m) Single strainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge, plumbing for dishwasher, PVCu double glazed window overlooking garden, wall mounted gas central heating boiler (installed 2018), laminate flooring, tiled splashbacks. |
| Utility Room     | 11'6" (3.51m) x 3'11" (1.19m) Space for fridge/freezer, space for dryer, plumbing for washing machine, radiator, PVCu double glazed windows and door to garden, laminate flooring.  |
| ON THE 1ST FLOOR |   |
| Landing          | With coved ceiling.   |
| Bedroom 1        | 13'1" (3.99m) Into Recess x 10'8" (3.25m) PVCu double glazed window, cast iron fireplace, restored wood flooring, built in cupboard, radiator, coved ceiling, access to loft space.   |
| Bedroom 2        | 10'10" (3.3m) x 6'10" (2.08m) PVCu double glazed window overlooking the garden, radiator, built in cupboard, coved ceiling.   |
| Bathroom         | Newly installed suite with panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C., chrome heated towel rail, tiled splashbacks, PVCu double glazed window.   |
| OUTSIDE          |   |
| Front Forecourt  | With wall and iron gate.  |
| Rear Garden      | With new decking area, patio, pond, raised borders, timber pedestrian gate to parking space which is accessed via the rear service road.  |
| Tenure           | Freehold.   |
| Council Tax      | Band B.   |



Full Energy Performance Certificate  
available upon request

| Appointment  |       |                 |
|--|-------|-----------------|
| Date:  | Time: | Person Meeting: |
| <p style="text-align: center; color: #00AEEF;">Viewing Notes</p> |       |                 |

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.