

The Nook, Holbrook,  
Gosport, Hampshire, PO13 0ZT

£249,995



End Of Terraced House

Lounge

Modern Fitted Kitchen With Oak Work Tops

PVCu Double Glazing

Additional Garden To Side Of Property

Three Bedrooms

Kitchen / Dining Room

Ground Floor Cloakroom

Gas Central Heating

No Forward Chain

**023 9258 5588**

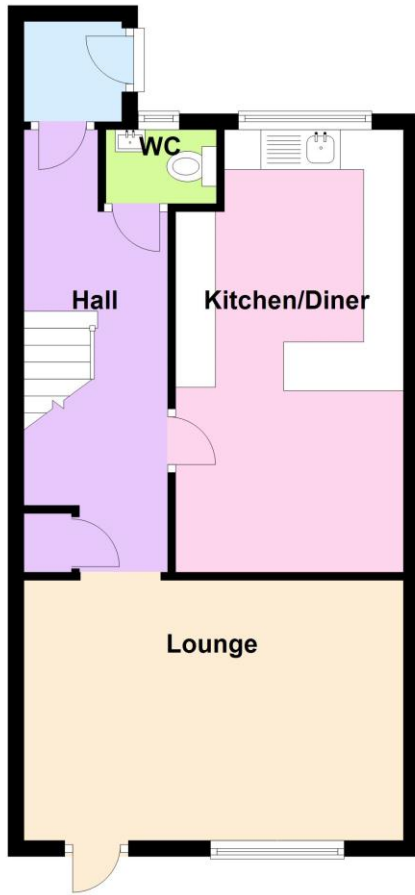
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**Ground Floor**



**First Floor**

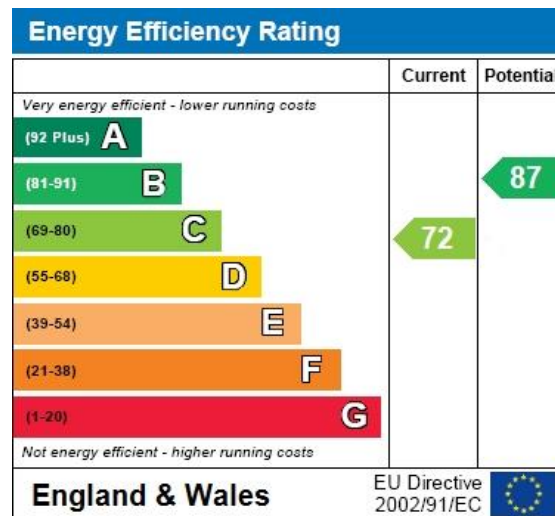


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|                         |   |
|-------------------------|---|
| Entrance Porch          | PVCu double glazed front door and window, glazed inner door to:   |
| Entrance Hall           | PVCu double glazed window, understairs recess, understairs storage cupboard, radiator, laminate flooring.   |
| Cloakroom               | Modern white suite of W.C., pedestal hand basin, PVCu double glazed window, ½ tiled walls, chrome electric heated towel rail, laminate flooring.  |
| Lounge                  | 15'7" (4.75m) x 10'8" (3.25m) PVCu double glazed window and door to garden, radiator, laminate flooring, dado rail, tall standing radiator, coved ceiling.  |
| Kitchen / Dining Room   | 18'3" (5.56m) x 9'4" (2.84m) Refitted with modern range of kitchen units comprising single drainer enamel sink unit, wall and base units with oak work top, built in double oven, 4 ring electric hob with cooker extractor canopy over, integrated washing machine and dishwasher, integrated fridge/freezer, radiator, PVCu double glazed window, tiled splashbacks, laminate flooring. |
| <b>ON THE 1ST FLOOR</b> |   |
| Landing                 | Built in cupboard with shelving, access to loft space, overstairs cupboard with wall mounted gas central heating boiler, PVCu double glazed window.   |
| Bedroom 1               | 15'1" (4.6m) x 8'9" (2.67m) PVCu double glazed window, radiator, built in cupboard.   |
| Bedroom 2               | 11'8" (3.56m) x 8'9" (2.67m) PVCu double glazed window, radiator, built in double cupboard.   |
| Bedroom 3               | 9'9" (2.97m) x 6'6" (1.98m) PVCu double glazed window, radiator.  |
| Bathroom                | White suite of panelled bath with shower over, pedestal hand basin, low level W.C., tiled splashbacks, PVCu double glazed window, chrome heated towel rail.   |
| <b>OUTSIDE</b>          |   |
| Front Garden            | Paved with borders, outside cupboard, bin store.  |
| Rear Garden             | With patio and flower borders.  |
| Side Garden             | With lawn and borders.  |
| Services                | We understand that this property is connected to mains gas, electric, water and sewage.   |
| Tenure                  | Freehold.   |
| Council Tax             | Band B.   |

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate available upon request

### Appointment

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Person Meeting: \_\_\_\_\_

### Viewing Notes

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.