

Whitworth Road, Gosport,  
Hampshire, PO12 3NN

£215,000



Middle Terraced House  
Two Reception Rooms  
Modern Bathroom  
Gas Central Heating  
No Forward Chain

Two Bedrooms  
Modern Kitchen  
PVCu Double Glazing  
Ideal First Time Purchase

**023 9258 5588**

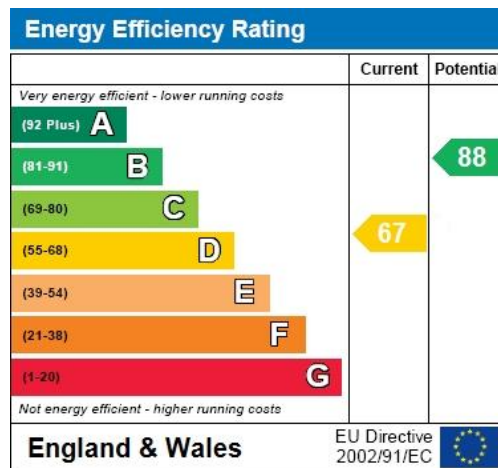
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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, laminate flooring, understairs cupboard.
Lounge	12'4" (3.76m) Into Bay x 9'7" (2.92m) PVCu double glazed window, radiator, coved ceiling.
Dining Room	10'3" (3.12m) x 9'9" (2.97m) PVCu double glazed window, radiator, coved ceiling, stairs to first floor, laminate flooring.
Kitchen	11'6" (3.51m) x 6'4" (1.93m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, space for fridge/freezer, cooker extractor canopy, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, wall mounted Vaillant gas central heating boiler concealed within cupboard, coved ceiling.
Rear Lobby	With PVCu double glazed door to garden, plumbing for washing machine, shelf for dryer.
Bathroom	6'4" (1.93m) x 5'3" (1.6m) White suite of panelled bath with mixer tap and separate shower over, shower screen, vanity hand basin, low level W.C. with concealed cistern, tiled splashbacks, PVCu double glazed window, chrome heated towel rail, ceramic tiled floor, coved ceiling.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'9" (3.89m) x 9'10" (3m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'2" (3.1m) x 9'10" (3m) PVCu double glazed window, radiator, coved ceiling.
OUTSIDE	
Front Garden	With wall and iron gate, tiled path, crazy paved area with central flower bed.
Rear Garden	With paved path, area with stone chippings, lawn, flower borders, decking area, timber shed, rear pedestrian gate.
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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



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.