

Middlecroft Lane, Gosport,  
Hampshire, PO12 3DH

£250,000



Semi Detached Bungalow  
Kitchen / Dining Room  
Double Glazed Conservatory  
Gas Central Heating  
No Forward Chain

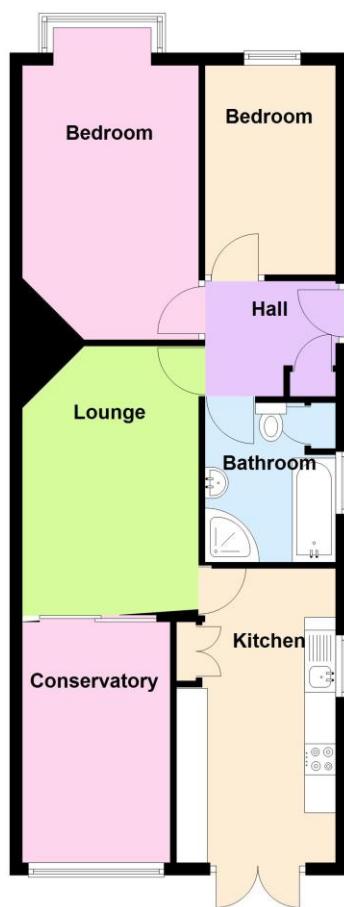
Two Bedrooms  
Spacious Bathroom  
Off Road Parking  
PVCu Double Glazing

**023 9258 5588**

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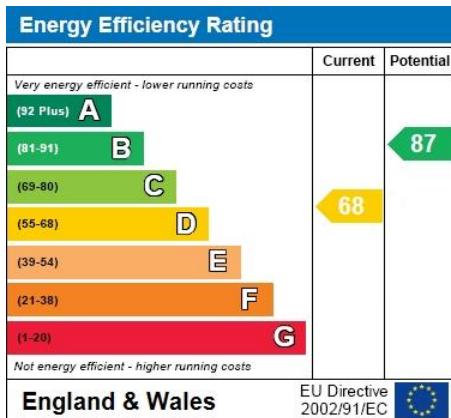
Ground Floor



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Entrance Hall	PVCu double glazed front door, radiator, access to loft space, meter cupboard.
Bedroom 1	16'9" (5.11m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	11'1" (3.38m) x 6'11" (2.11m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	8'5" (2.57m) x 11'0" (3.35m) Panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., separate shower cubicle, PVCu double glazed window, wall mounted Vaillant gas central heating boiler, radiator, tiled splashbacks, aqua panel to shower area, coved ceiling.
Lounge	13'11" (4.24m) x 9'3" (2.82m) Radiator, aluminium double glazed sliding patio door to conservatory, dado rail, coved ceiling.
Kitchen / Dining Room	15'7" (4.75m) x 8'4" (2.54m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, space for fridge/freezer, plumbing for washing machine, radiator, PVCu double glazed window, coved ceiling, PVCu double glazed French doors to garden, built in cupboard, tiled splashbacks.
Conservatory	12'2" (3.71m) x 7'1" (2.16m) PVCu double glazed window, dado rail, radiator, polycarbonate roof.
<b>OUTSIDE</b>	
Front Garden	Laid to shingle, concrete path, side pedestrian access to:
Rear Garden	Of sunny aspect with patio, lawn, flower and shrub borders, small timber shed.
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: \_\_\_\_\_

### 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.