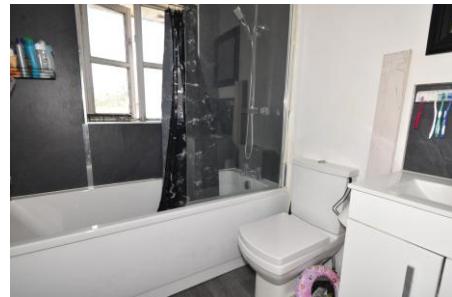


Bolton Drive, Priddy's Hard,
Gosport, Hampshire, PO12 4GY

OFFERS IN EXCESS
OF £235,000



Middle Terraced House
Lounge
Ground Floor Cloakroom & Recently
Refitted First Floor Bathroom
Tucked Away Cul-De-Sac Position
Popular Priddy's Hard Development

Two Bedrooms
Kitchen / Dining Room
Two Allocated Parking Spaces
Low Maintenance Rear Garden With
Artificial Grass
Short Distance From Hardway Foreshore

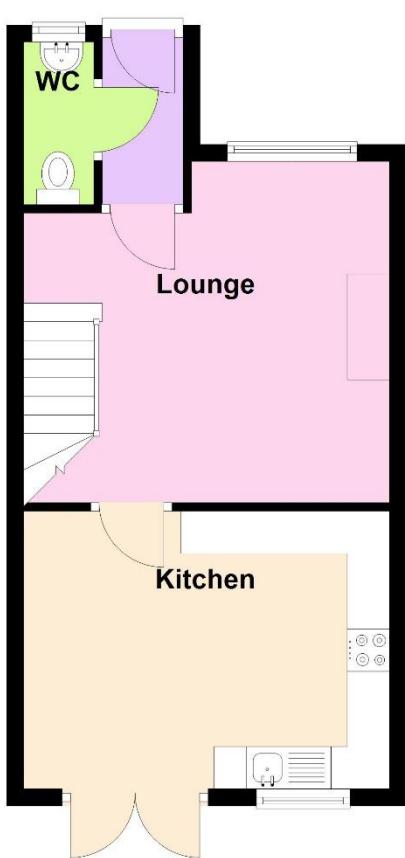
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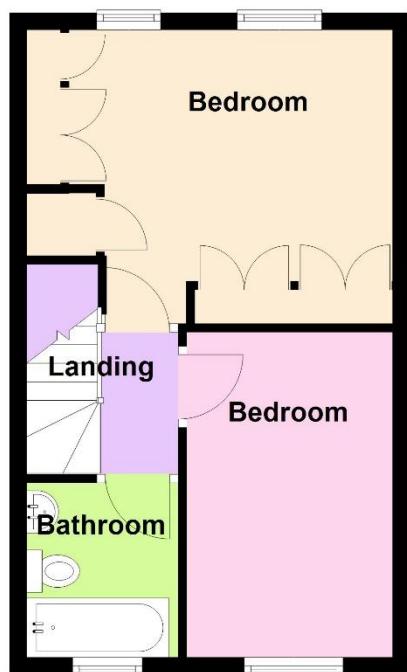
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Ground Floor



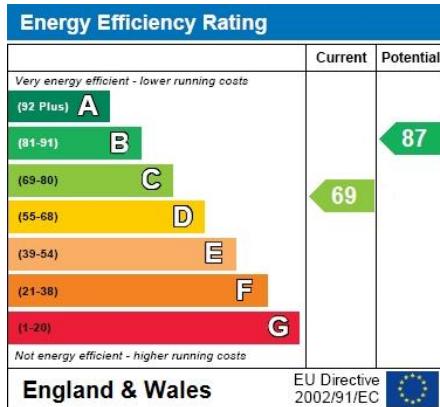
First Floor



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

Entrance Hall	Composite front, double radiator.
Cloakroom	With low level W.C., vanity hand basin with cupboard under, radiator, tiled splashbacks, ceramic tiled floor.
Lounge	13'2" (4.01m) x 11'3" (3.43m) To Staircase, Fire surround with marble style inset and hearth, radiator, stairs to first floor, understairs cupboard.
Kitchen / Dining Room	14'1" (4.29m) x 8'1" (2.46m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, ceramic tiled floor, PVCu double glazed French doors to garden, radiator, cupboard with wall mounted gas central heating boiler, plumbing for dishwasher.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	12'2" (3.71m) x 11'5" (3.48m) Double radiator, built in bedroom furniture with wardrobes, bedside tables, airing cupboard over stairs.
Bedroom 2	9'11" (3.02m) x 7'11" (2.41m) Radiator, fitted wardrobe.
Bathroom	Refitted with white suite of panelled bath, vanity hand basin, low level W.C., aqua panel splashbacks, chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	With parking for 2 cars.
Rear Garden	With patio, artificial grass, gate to rear.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.