

**The Coppice, Holbrook,
Gosport, Hampshire, PO13 0WX**

£229,995



Middle Terraced House
Lounge
Ground Floor Cloakroom
Car Hardstanding
Gas Central Heating

Three Bedrooms
Kitchen / Dining Room
First Floor Shower Room
PVCu Double Glazing

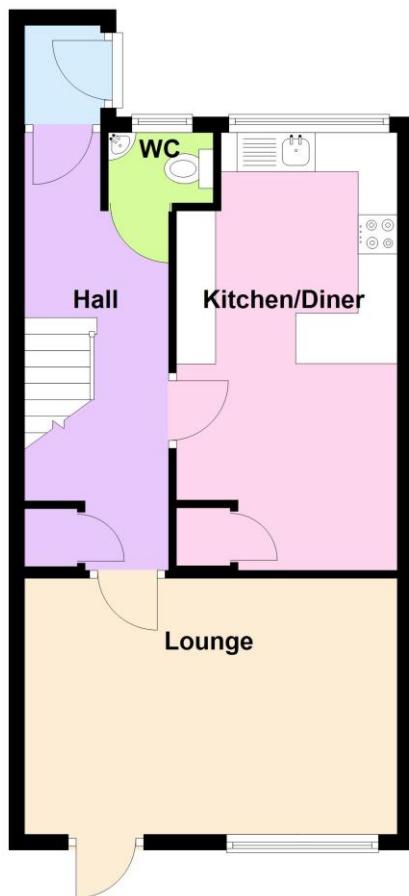
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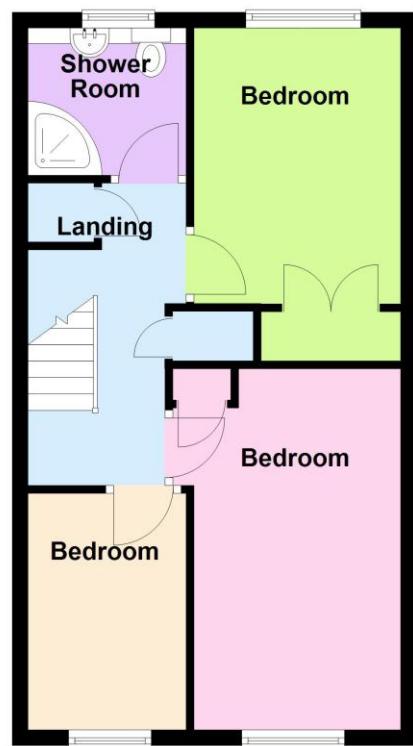
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Ground Floor



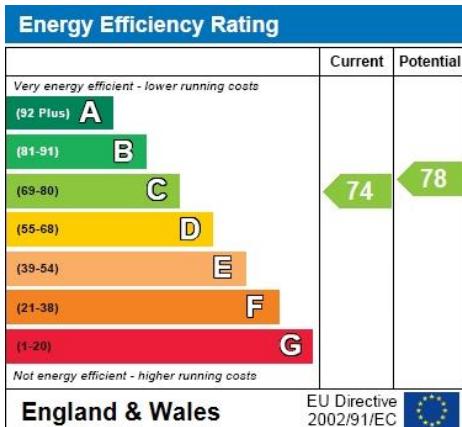
First Floor



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

Entrance Porch	PVCu double glazed front door, quarry tiled floor, PVCu double glazed inner door to:
Entrance Hall	With stairs to first floor, understairs recess, double radiator, storage cupboard.
Cloakroom	With W.C., corner hand basin, tiled splashbacks.
Kitchen / Dining Room	18'3" (5.56m) x 9'4" (2.84m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge and freezer, tiled splashbacks, PVCu double glazed window, radiator, storage cupboard.
Lounge	15'7" (4.75m) x 10'8" (3.25m) PVCu double glazed window and door to garden, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	Over stairs storage cupboard with gas central heating boiler, further storage cupboard.
Bedroom 1	15'8" (4.78m) x 8'8" (2.64m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	11'8" (3.56m) x 8'8" (2.64m) PVCu double glazed window, built in double cupboard, radiator.
Bedroom 3	9'11" (3.02m) x 6'6" (1.98m) PVCu double glazed window, radiator.
Shower Room	6'8" (2.03m) x 6'2" (1.88m) Shower cubicle, vanity hand basin with storage cupboards, W.C. with concealed cistern, PVCu double glazed window, tiled walls, chrome heated towel rail.
OUTSIDE	
Front Garden	With concrete driveway and shingled area, outside store shed.
Rear Garden	With paved patio, shingle, raised flower beds, 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: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.