

The Accommodation Comprises:-

UPVC double glazed front door to;

Entrance Hall:-

Storage cupboard housing boiler and consumer unit, door to;

Lounge:- 13' 9" x 13' 2" (4.19m x 4.01m) maximum measurements

Sliding door and window to rear garden, feature electric fire, radiator.

Kitchen:- 10' 1" x 7' 10" (3.07m x 2.39m)

Window to rear elevation, fitted with a range of base cupboards and eye level units, roll top work surfaces, tiled surround, one and a half bowl stainless steel sink unit with mixer tap, space for cooker, fridge/freezer and space and plumbing for washing machine, built in larder cupboard.

Bedroom:- 11' 1" x 11' 1" (3.38m x 3.38m)

Window to front elevation, radiator.

Wet Room:- 7' 1" x 5' 7" (2.16m x 1.70m)

Window to side elevation, electric shower, floor drainage, pedestal wash hand basin, close coupled WC.

Outside:-

The rear garden is laid to patio for ease of maintenance with mature shrubs to borders, enclosed by panelled fencing with pedestrian access via gate. To the front of the property is a further garden mainly laid to lawn with mature shrubs and built in sheds.





Tenure: Freehold

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£199,995

2 Naish Drive, Gosport, PO12 4AP

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk