

*** An exciting opportunity to acquire a character property in the heart of Gosport within close reach of shopping facilities and transport links. The property benefits a driveway to front, an enclosed rear garden and is offered for sale with no forward chain. ***

The Accommodation Comprises:-
UPVC double glazed front door to:

Entrance Porch:-
Door to:

Lounge:- 12' 11" max x 10' 11" max (3.93m x 3.32m)
UPVC double glazed window to front elevation, radiator, fireplace, opening to:

Dining Room:- 12' 11" x 10' 7" (3.93m x 3.22m)
Double opening doors to conservatory, radiator, space for table and chairs, opening to:

Inner Hall:-
Stairs to first floor, door to conservatory, opening to:

Kitchen:- 12' 2" x 6' 9" (3.71m x 2.06m)
UPVC double glazed window to side elevation, further window to side elevation, fitted with a range of base cupboards and matching eye level units, work surface over, stainless steel sink unit with mixer tap, tiled splashback, space for gas oven, space for fridge/ freezer, space and plumbing for washing machine, radiator.

Lean To:-
Polycarbonate roof, UPVC double glazed window to rear garden, obscured UPVC double glazed window to rear elevation.

First Floor Landing:-
UPVC double glazed window to side elevation, access to loft space.

Bedroom One:- 13' 1" max x 11' 0" max (3.98m x 3.35m)
UPVC double glazed window to front elevation, mirror fronted sliding wardrobes, radiator.

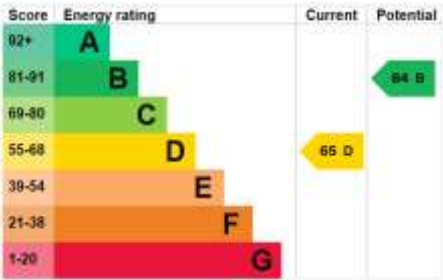
Bedroom Two:- 10' 8" max x 9' 10" max (3.25m x 2.99m)
UPVC double glazed window to rear elevation, obscured windows to hallway, built-in wardrobe, fitted cupboard, radiator.

Bathroom:- 11' 6" x 6' 8" (3.50m x 2.03m)
UPVC double glazed window to side elevation, further window to side elevation, obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, separate shower cubicle, chrome ladder style radiator, part tiled walls.

Outside:-
The rear garden is enclosed by panelled fencing and brick wall, mainly to shingle with paved area, gate providing rear pedestrian access.

To the front of the property is paved driveway providing off road parking, access via double opening gates, shrub borders.

General Information
Construction: Traditional
Water Supply: Mains
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: B





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DRAFT DETAILS

Offers in Excess of £195,000
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