

Situated in a popular location and benefitting from a driveway providing off-road parking is this charming two bedroom terraced house offered for sale with no onward chain.

**The Accommodation Comprises:**

Obscured UPVC double glazed front door to:

**Entrance Hall**

Stairs to First Floor, doors to:

**Lounge 9' 10" x 9' 11" (2.99m x 3.02m) plus bay**

UPVC double glazed bay window to front elevation, radiator, picture rail.

**Dining Room 9' 10" x 13' 2" (2.99m x 4.01m)**

UPVC double glazed window to rear elevation, radiator, picture rail, under-stairs storage recess, storage cupboard, opening to:

**Kitchen 14' 0" x 7' 6" (4.26m x 2.28m)**

UPVC double glazed window to side elevation, obscured UPVC double glazed door to rear garden, flat and coved ceiling, fitted with a range of base cupboards and matching eye level units, one and a half bowl single drainer stainless steel sink unit with mixer tap, roll top worksurface over, integrated electric oven and hob, space and plumbing for washing machine, space for fridge/freezer, door to:

**Bathroom 5' 10" x 7' 6" (1.78m x 2.28m)**

Obscured UPVC double glazed window to rear elevation, flat and coved ceiling, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off.

**First Floor Landing**

Doors to:

**Bedroom One 11' 11" x 13' 3" (3.63m x 4.04m)**

UPVC double glazed window to rear elevation, radiator, wall mounted boiler, feature fireplace, access to loft space.

**Bedroom Two 13' 3" x 9' 10" (4.04m x 2.99m)**

UPVC double glazed window to front elevation, radiator, feature fireplace.

**Outside**

To the front of the property is a block-paved driveway providing off-road parking. The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, mainly laid to lawn with covered patio area, shed to remain, gate providing rear pedestrian access, outside power point.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

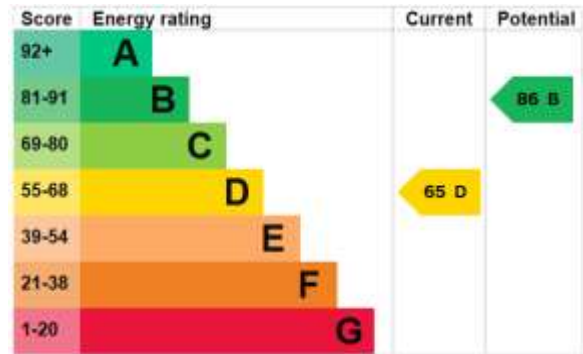
Gas Supply: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: B







**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.



\*DRAFT DETAILS\*

£239,995  
 Wych Lane, Gosport, PO13 0SU

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
 THE INDEPENDENT ESTATE AGENT