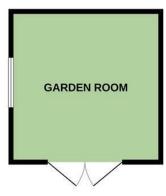
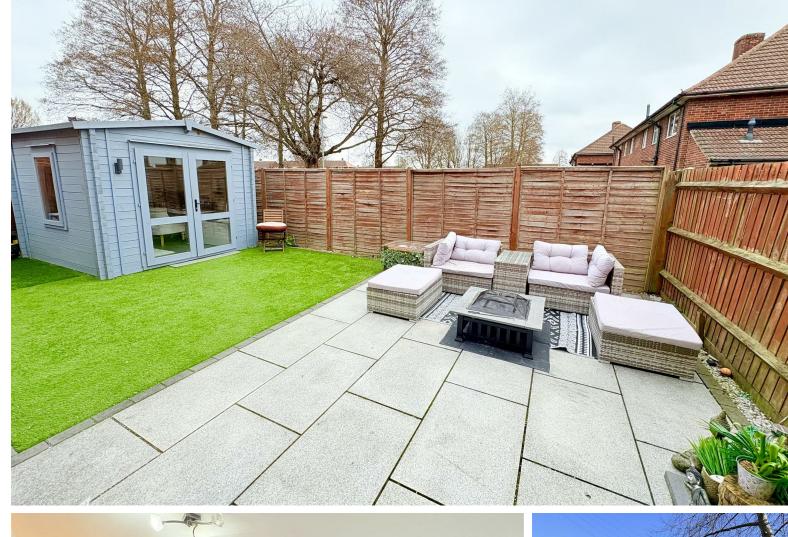
GROUND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metroois (XOZO):









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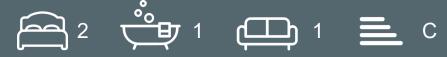
Henville Close Gosport Hampshire PO13 9SE



01329665700 Stubbington

14 Henville Close Gosport **PO13 9SE**

Offers Over £210,000 Leasehold



This IMMACULATE GROUND FLOOR maisonette has been fully refurbished throughout and has its OWN GARDEN. The current owner has owned this property for some eleven years and has renovated the property throughout. The accommodation consists of an entrance hallway, lounge/diner, refitted kitchen, refitted four piece bathroom suite and two well proportioned bedrooms. Outside the property has direct access to its own private rear garden with a fully insulated 3m x 3m Garden Room/Home Office. Additional benefits include Hive Heating, built in kitchen appliances, Oak effect internal doors and fitted shutter blinds throughout. This is an ideal purchase for first time buyers, investors or indeed those looking to downsize and live on a ground floor level. Please call Chambers sales and lettings to arrange a viewing and avoid missing out!

Entrance Hallway

flooring, doors to all rooms, radiator,

Lounge/Diner

15'9" x 10'10" (4.82 x 3.31)

Double glazed window to front elevation with fitted shutters, two radiators, open access to:

Kltchen

9'8" x 8'7" (2.97 x 2.62)

Refitted a year ago with a range of modern white gloss units with under unit lighting, inset sink unit with mixer tap, work surfaces, hob with extractor hood over, integrated dishwasher and fridge/freezer, plumbing for washing machine, ceramic tiled floor, Double glazed patio doors to rear garden with fitted shutters.

Master Bedroom

12'4" x 12'2" (3.77 x 3.72)

Double glazed window to front elevation with fitted shutters, radiator.

Bedroom Two

11'11" x 9'8" (3.64 x 2.97)

Double glazed window to rear elevation with fitted shutters, radiator.

Refitted with a four piece suite comprising of a panel bath, seperate shower cubicle, inset vanity sink unit, close coupled WC, grey towel heater.

Garden Room/Home Office

9'10" x 9'10" (3.0 x 3.0)

A timber construction, fully insulated with power and light.

A stunning landscaped rear garden with a large patio area, further area laid to artificial lawn, side pedestrian access gate, fully fence enclosed, outside tap, brick built storage shed, further brick storage shed with light housing the combi boiler with Hive heating.

There is a communal parking area to the front of the property.

Leasehold Information

Accessed via a wood and glazed front door, Feature Karndean The managing agent is 'Prem' and the current owner pays £111.38 per month this includes ground rent and buildings insurance. There is 106 years left on the lease.

Property Information

Construction: Traditional under a tiled roof.

Council: Gosport Council Tax: A

Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2, and Vodafone offer integrated appliances including electric oven and four ring electric Likely or Limited service, however you must make your own

Parking: Free to all parking















