

**A well presented character property situated in the heart of Gosport close to amenities and transport links benefitting from no onward chain, garage & allocated parking.**

**The Accommodation Comprises:-**

Door into;

**Entrance Hall:- 8' 1" x 6' 3" (2.46m x 1.90m)**

Window to front elevation, radiator, meters to wall, stairs to first floor, door into;

**Bedroom Two:- 10' 3" x 16' 9" (3.12m x 5.10m)**

Window to rear elevation, radiator, storage cupboard with shelving, wooden beams.

**First Floor Landing:- 2' 10" x 16' 9" (0.86m x 5.10m)**

Cupboard with hanging rail, stairs to second floor, door into;

**Bathroom:- 5' 6" x 7' 5" (1.68m x 2.26m)**

Bath with taps, lino flooring, wash hand basin set in vanity unit, low level w/c, extractor fan, radiator.

**Kitchen:- 7' 3" x 9' 3" (2.21m x 2.82m)**

Window to rear elevation, IDEAL boiler to wall, with a range of base cupboards and matching eye-level units, space for oven, washing machine and fridge/freezer, stainless steel sink unit with mixer tap.

**Lounge/Dining Area:- 10' 3" x 17' 0" (3.12m x 5.18m)**

Minstrels Gallery above, laminate flooring, curved walls, inset spotlights, radiator, sash window to front elevation, wooden beams.

**Second Floor Landing:- 9' 4" x 5' 0" (2.84m x 1.52m)**

Small windows looking into lounge area, radiator, door into;

**Bedroom One:- 12' 9" x 11' 5" (3.88m x 3.48m)**

Wooden beams, window to rear elevation, radiator, door onto minstrels gallery overlooking lounge/dining room, door into;

**En-Suite:- 6' 10" x 5' 3" (2.08m x 1.60m)**

Shower cubicle with shower above, lino flooring, wash hand basin set in vanity unit, radiator, low-level w/c, extractor fan.

**Outside:-**

The property benefits from allocated parking and no-onward chain.

**Agents Note:-**

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: Joint Owned Freehold (No Lease Period)

Service Charge: Approximately £1000 per year.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Sewerage - Southern Water

Electric Supply - Mains

Gas Supply - Mains

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

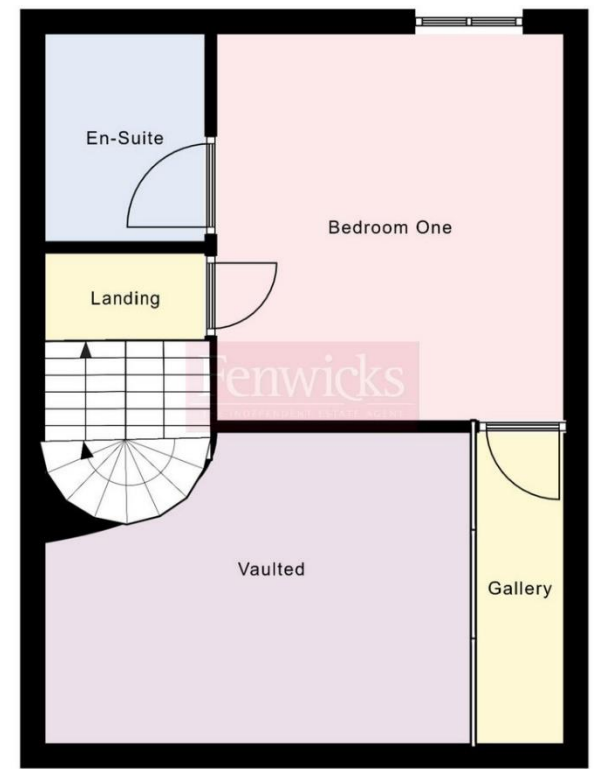
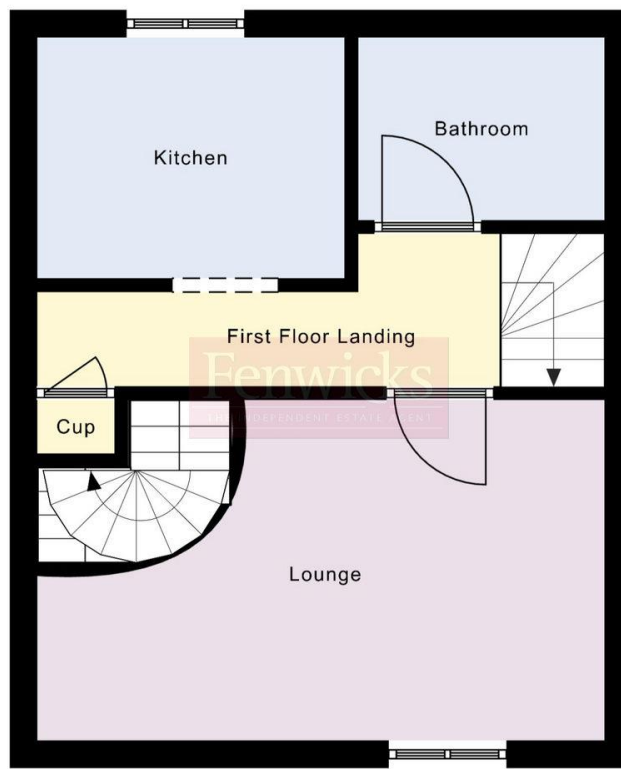
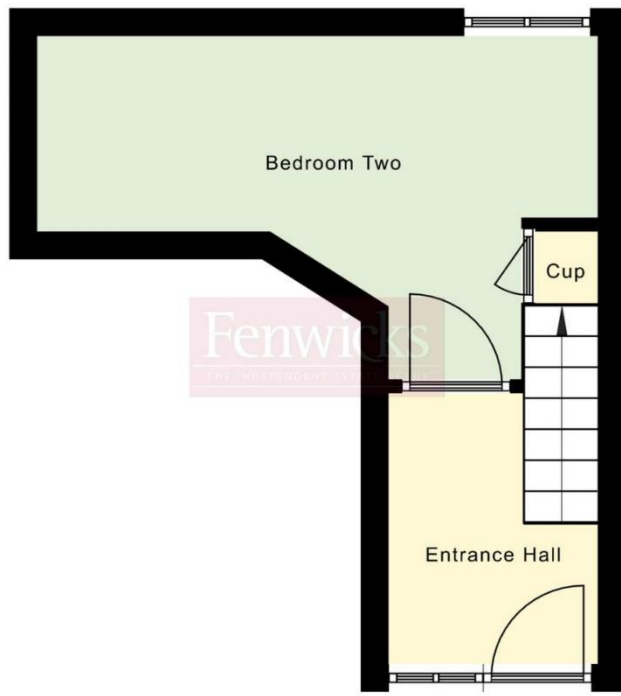
For Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Share of Freehold

Council Tax Band: C

Grade II Listed





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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.

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**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\*

Offers Over £199,995  
North Street, Gosport, PO12 1DJ

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