

Stoke Road,
Gosport, Hampshire, PO12 1JB

£124,000



One Bedroom Maisonette

Spacious Kitchen

Garden

Stoke Road Conservation Area

Lounge

First Floor Bedroom With Bathroom Off

Conveniently Located For Stoke Road &
Town Centre Facilities

Pets Allowed

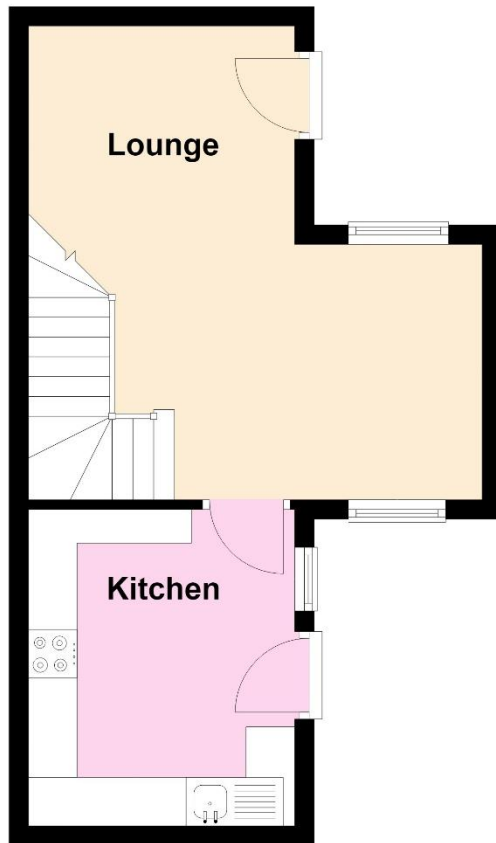
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

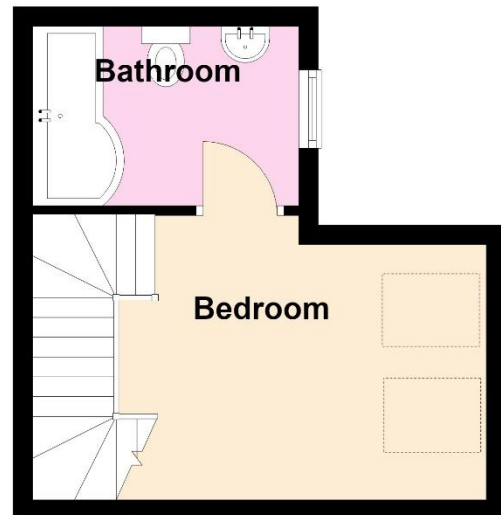
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Ground Floor



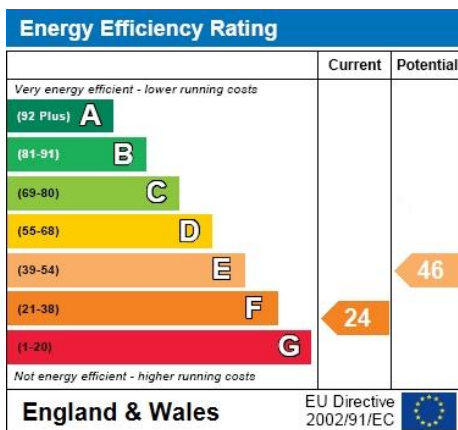
First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Own Separate Entrance	
Lounge	16'0" (4.88m) x 15'4" (4.67m) narrowing to 8'11" (2.72m), Timber front door, stairs to first floor, storage cupboards.
Kitchen	10'8" (3.25m) x 8'11" (2.72m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, breakfast bar, tiled splashbacks, space for fridge and freezer, PVCu double glazed window, glazed door to garden, electric panel heater.
ON THE 1ST FLOOR	
Bedroom	10'0" (3.05m) Max x 11'6" (3.51m) To Balustrade, 2 Velux windows, airing cupboard.
Bathroom Off	Panelled bath with mixer tap and shower attachment, shower screen, low level W.C., pedestal hand basin, chrome heated towel rail, tiled splashbacks, PVCu double glazed window, ceramic tiled floor.
OUTSIDE	
Garden Area	For the sole use of the owner of No: 3, but there is a right of way access for other owners to pass through the garden along a paved path. The plan is available at our office.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 125 year lease from 25th March 1991. Current ground rent £100 per annum and maintenance charges £2,162.50.
	These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.