

Frankton Way, Gosport,  
Hampshire, PO12 1FR

£270,000



End Of Terraced House With Three / Four Bedrooms

Main Bedroom With En-Suite Shower Room

Cloakroom & Family Bathroom

Gas Central Heating & Windows With Double Glazed Inserts

Driveway

Lounge & Kitchen / Dining Room

Study / Bedroom Four

Bedroom Three With Balcony

Conservatory Area Of St Georges Barracks South

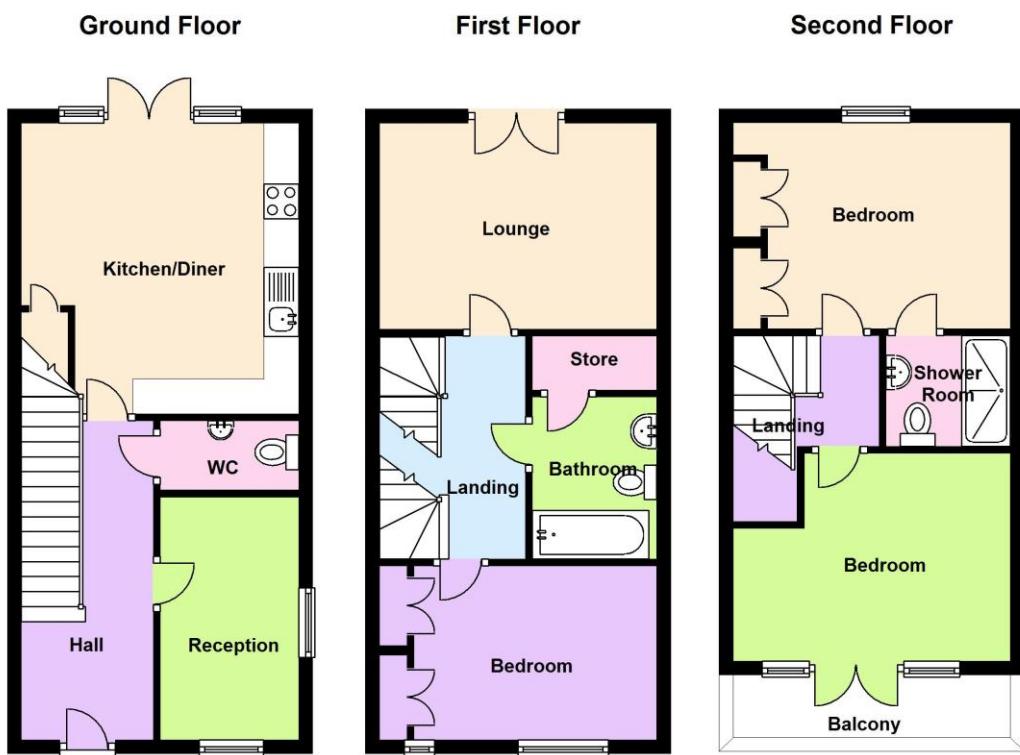
Close To Town Centre

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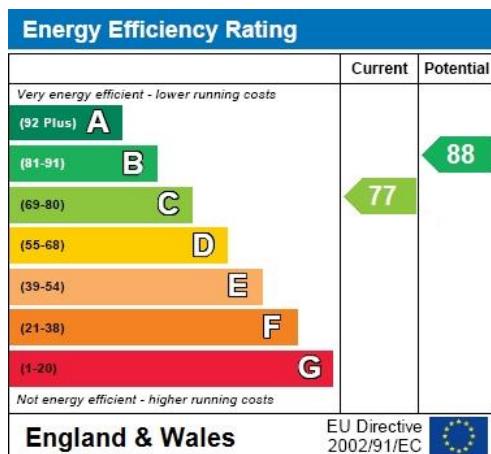


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Timber front door, side windows with double glazed inserts, radiator, set ceiling, laminate flooring, stairs to 1st floor.
Cloakroom	Low level WC, vanity hand basin with cupboard under, single radiator, extractor fan, set ceiling, $\frac{1}{2}$ tiled walls.
Study / Bedroom 4	11'4" (3.45m) x 6'5" (1.96m) Twin aspect room with 2 windows with double glazed inserts, double radiator, set ceiling.
Kitchen / Bedroom 4	13'9" (4.19m) x 13'3" (4.04m) 1½ Bowl sink unit, wall and base units with worksurface over, built-in single oven/grill and 5 ring gas hob with Neff extractor over, space for fridge/freezer, integrated washer dryer and dishwasher, tiled splashbacks, window with double glazed inserts, french doors to garden with fitted shutters, laminate flooring, walk-in understairs cupboard with electric meter, set ceiling with spotlights, double radiator, TV aerial point.
<b>ON THE 1ST FLOOR</b>	
Landing	Single radiator, set ceiling, stairs to 2nd floor.
Lounge	13'4" (4.06m) x 9'10" (3m) Double glazed french doors to Juliet balcony, further window with double glazed insert, double radiator, set ceiling with spotlights, TV aerial point, laminate flooring.
Bedroom 2	11'1" (3.38m) x 8'7" (2.62m) 2 Windows with double glazed inserts, single radiator, 2 built-in double wardrobes, set ceiling.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, WC, 1/2 tiled splashbacks, tiled floor, set ceiling with spotlights, single radiator, airing cupboard, combination boiler, shaver socket.
<b>ON THE 2ND FLOOR</b>	
Landing	Radiator, set ceiling.
Bedroom 1	9'2" (2.79m) x 13'4" (4.06m) Max into recess, 2 windows with double glazed inserts, single radiator, 2 built-in wardrobes, access to loft space, TV aerial point.
En-Suite Shower Room	White suite with double sized shower cubicle, WC, pedestal hand basin, single radiator, 1/2 tiled walls, fully tiled to shower area, light and shaver point, set ceiling with spotlights.
Bedroom 3	13'4" (4.06m) x 9'10" (3m) Windows with double glazed inserts, french doors to balcony, radiator, set ceiling.
<b>OUTSIDE</b>	
Front Garden	With brick paved driveway, flower border, outside tap.

Rear Garden	Attractive paving, wall and iron railing to 1 boundary, fenced boundary and gate to rear, timber garden shed, outside tap.
Agents Note	The property is Freehold but there is a maintenance charge for the development of approx £350.00 per month. In addition we understand from the owner that 1 parking permit is provided for visitors to park.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



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.