

*** NO ONWARD CHAIN * Modern two bedroom house situated in a popular location and benefitting from downstairs WC, fitted kitchen and lounge/ diner. ***

The Accommodation Comprises:

Composite front door with obscured double glazed side panel to:

Entrance Hall

Flat ceiling, stairs to first floor, thermostat control to wall, radiator.

Cloakroom 4' 6" x 4' 4" (1.37m x 1.32m)

Flat ceiling, close coupled WC, pedestal wash hand basin, radiator.

Lounge 14' 8" x 10' 8" plus recess (4.47m x 3.25m)

Flat ceiling, UPVC double glazed window to front and side elevation, radiator.

Kitchen 14' 8" x 9' 0" (4.47m x 2.74m) maximum measurements

Flat ceiling with inset spotlighting, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated washing machine and dishwasher, recess under stairs with work surface, radiator, wall mounted combination boiler.

First Floor Landing

Flat ceiling, UPVC double glazed window to front elevation, stairs to loft area with Velux window.

Bedroom One 11' 11" plus window recess x 9' 5" (3.63m x 2.87m)

Flat ceiling, UPVC double glazed window to front elevation, under-stairs storage cupboard, radiator.

Bedroom Two 14' 11" x 8' 0" plus recess (4.54m x 2.44m)

Flat ceiling, UPVC double glazed window to front and side elevation, radiator.

Bathroom 6' 5" x 4' 11" (1.95m x 1.50m)

Flat ceiling, close coupled WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower connection off, chrome ladder style radiator.

Outside

The property benefits from secure bin and bike store located between number 2 and number 3 Battenburg Road.

Agents Note:

Currently rented for £950pcm but open to discussion for vacant possession.

General Information

Construction - TBC

Water Supply - Mains water

Sewerage - Mains sewerage

Electric Supply - Mains

Gas Supply - Mains

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

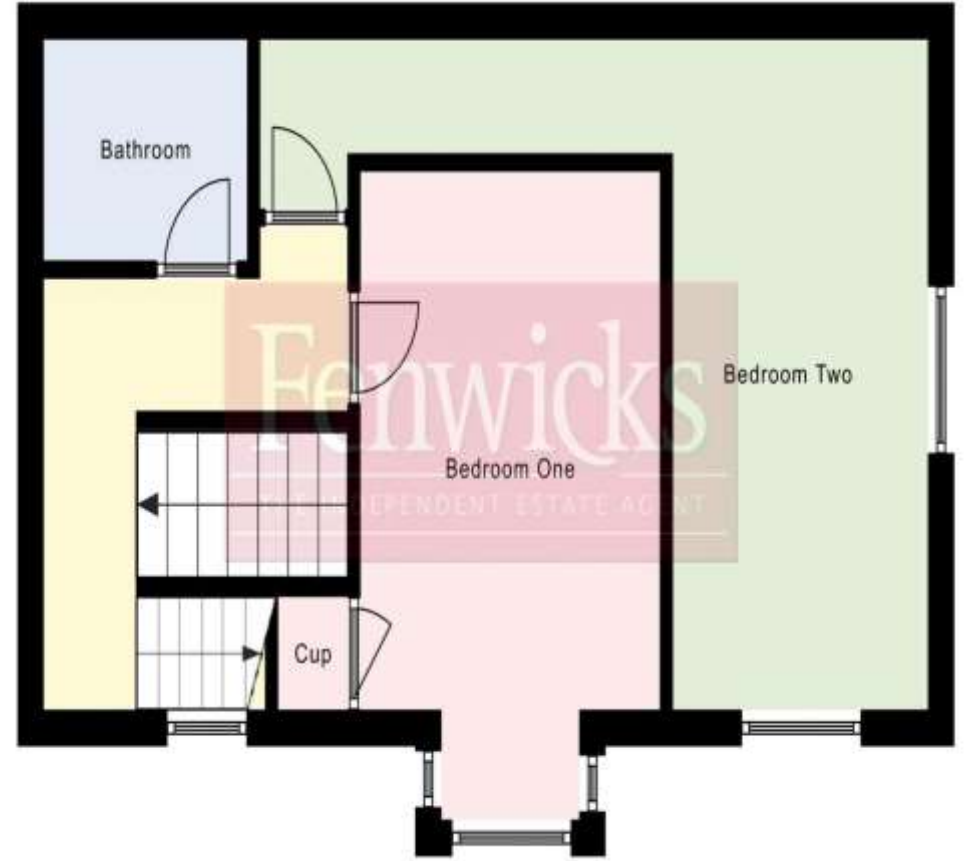
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£180,000

Queens Road, Gosport, PO12 1LH

DRAFT DETAILS

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