



Victoria Street, Gosport, PO12 4TX

welcome to

Victoria Street, Gosport

** Great Access to Road and Bus Links ** Close to Schools and Shops ** Allocated Parking ** Low Maintenance Garden ** Upstairs Bathroom **

Entrance Porch

UPVC door to front access, inner door to:

Lounge

15' 3" x 12' 7" (4.65m x 3.84m)

UPVC double glazed window to front elevation, stairs to first floor landing, tv point, radiator.

Kitchen/Diner

12' 7" x 9' 3" (3.84m x 2.82m)

UPVC door to rear garden, UPVC double glazed window to rear elevation, matching wall and base units, sink and drainer unit, space for cooker, fridge/freezer and washing machine, space for dining table and chairs, radiator.





First Floor Landing

UPVC double glazed window to side elevation, access to loft space, doors to:

Bedroom 1

12' 8" x 9' 4" (3.86m x 2.84m)

UPVC double glazed window to rear elevation, fitted wardrobes and vanity unit, fitted cupboard, radiator.

Bedroom 2

12' 7" x 7' 4" (3.84m x 2.24m)

UPVC double glazed window to front elevation, fitted wardrobes and shelf unit, radiator.

Shower Room

Shower cubicle, wash hand basin, wc, tiled surrounds, extractor fan.

Outside

To the rear the garden is laid to patio, rear pedestrian access and enclosed by fencing.

Parking

There is allocated parking.



view this property online fox-and-sons.co.uk/Property/GOS112927



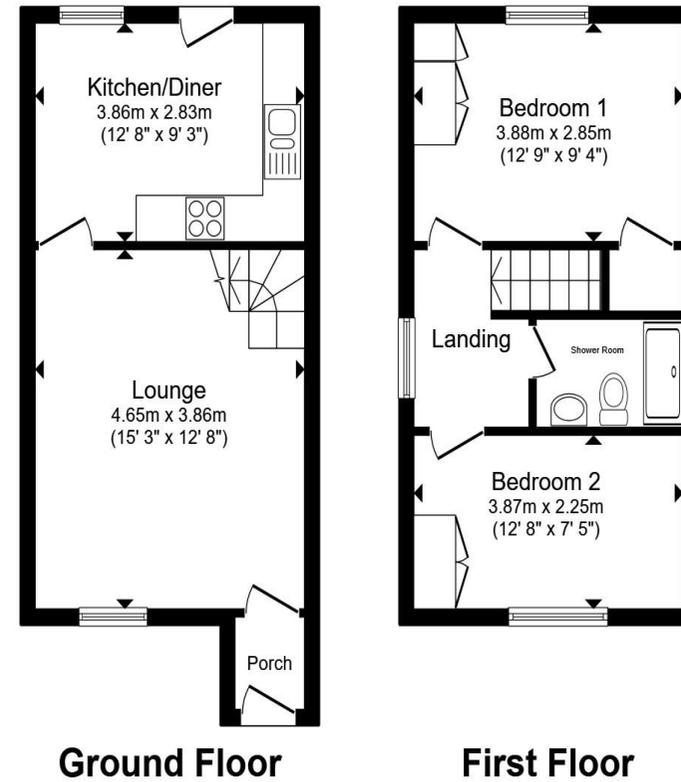
welcome to

Victoria Street, Gosport

- Modern Two Bedroom House
- Fitted Kitchen/Diner
- Enclosed Rear Garden
- Allocated Parking Space
- Ideal First Time Buy

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£220,000



Total floor area 59.8 m² (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/GOS112927



Property Ref:
GOS112927 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk