

The Coppice, Holbrook,
Gosport, Hampshire, PO13 0WX

£225,000



Middle Terraced Bungalow

Spacious Lounge

Modern Shower Room

PVCu Double Glazing

Gardens To Both Front & Rear

One Bedrooms

Double Glazed Conservatory

Modern Kitchen

Gas Central Heating

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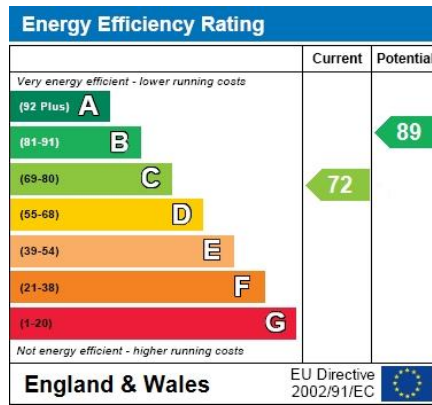
Ground Floor



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Entrance Hall	PVCu double glazed front door, timber flooring, radiator, shelved storage cupboard, access to loft space.
Lounge	15'3" (4.65m) x 11'0" (3.35m) Picture rail, coved ceiling, double radiator, timber flooring, PVCu double glazed window and door to:
Conservatory	11'10" (3.61m) x 7'8" (2.34m) PVCu double glazed window and French doors to garden, ceramic tiled floor, polycarbonate roof.
Kitchen	11'0" (3.35m) Max x 7'8" (2.34m) 1 ½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine and dishwasher, gas cooker point, space for fridge/freezer, PVCu double glazed window, double radiator, tiled splashbacks, ceramic tiled floor, cooker extractor canopy.
Bedroom	12'1" (3.68m) x 8'1" (2.46m) PVCu double glazed window, built in cupboard, radiator, timber flooring.
Shower Room	Shower cubicle, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, aqua panel splashbacks, extractor fan.
OUTSIDE	
Front Garden	Picket fence and gate, concrete path, laid to shingle, flower borders, outside store cupboard.
Rear Garden	Paved patio, flower borders, area laid to slate chippings and gravel, rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
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.