

A two bedroom property benefitting from NO ONWARD CHAIN briefly comprising, lounge, separate dining room, southerly facing garden, we believe this property is an ideal investment opportunity or first time purchase.

The Accommodation Comprises

Obscured UPVC double glazed door into;

Entrance Hall

Radiator, stairs to first floor, door into:

Lounge 11' 5" x 10' 1" (3.48m x 3.07m) max measurement including bay

UPVC double glazed bay window to front elevation, gas fireplace, radiator, picture rails.

Dining Room 12' 11" x 9' 4" (3.93m x 2.84m) maximum measurements

UPVC double glazed window to rear elevation, feature fireplace, storage cupboard under stairs, radiator.

Kitchen 9' 8" x 7' 9" (2.94m x 2.36m)

UPVC double glazed window to side elevation, a range of base cupboards and matching eye level units, integrated oven, gas hob, extractor hood over, stainless steel sink unit with mixer tap, space for fridge, space for washing machine, lino flooring, archway to:

Inner Hall

Obscured UPVC double glazed door to side elevation, door to:

Bathroom 7' 10" x 7' 8" (2.39m x 2.34m) maximum measurement

UPVC double glazed obscured window to rear elevation, bath with shower above, low level WC, wash hand basin with mixer tap, storage cupboard, lino flooring.

First Floor Landing

Door to:

Bedroom One 13' 0" x 9' 4" (3.96m x 2.84m) maximum measurement

UPVC double glazed window to front elevation, two storage cupboards, feature fireplace, radiator.

Bedroom Two 12' 11" x 9' 4" (3.93m x 2.84m) maximum measurement

UPVC double glazed window to rear elevation, radiator.

Outside

The rear garden is laid mainly to patio and path with lawn and is enclosed by panelled fences and low brick wall.

General Information

Construction - Traditional

Water Supply – TBC

Electric Supply – Mains

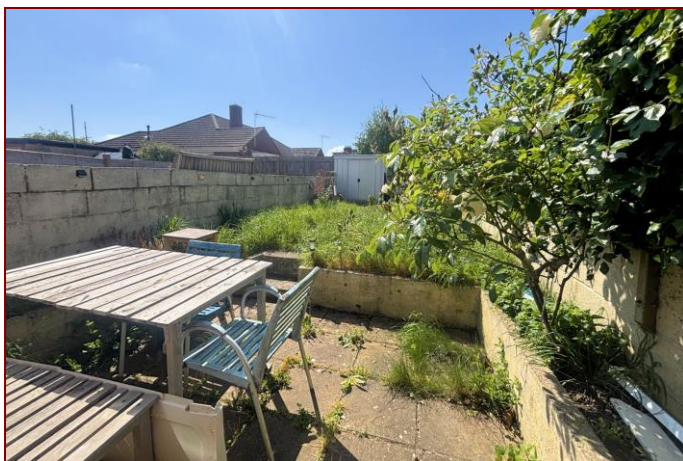
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

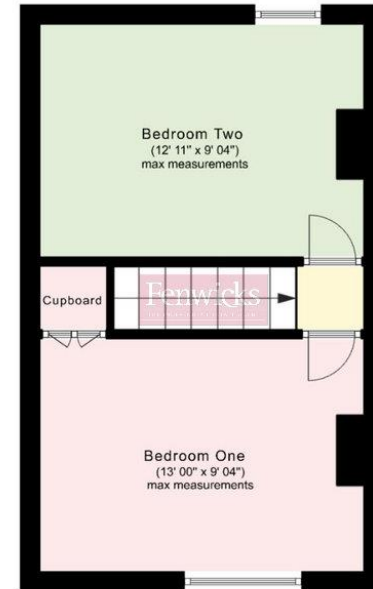
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£200,000

Lavinia Road, Gosport, PO12 3PA

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk