

Offered for sale with no forward chain is this well presented two bedroom end of terrace home. The property benefits from a generous rear garden, spacious kitchen/ breakfast room and separate lounge.

**The Accommodation Comprises**

UPVC double glazed front door to:

**Entrance Hall**

Stairs to first floor, under-stairs storage cupboard housing gas meter, door to:

**Lounge 13' 0" x 10' 8" (3.96m x 3.25m) maximum measurements**

Coved ceiling, UPVC double glazed window to front elevation, cupboard housing consumer unit, log burner with brick fireplace (log burner not currently in use), radiator.

**Kitchen/ Breakfast Room 13' 0" x 10' 8" (3.96m x 3.25m) maximum measurements**

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, toll top worksurface, tiled splashback, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, space for oven, space for under-counter fridge and freezer, space for table and chairs, extractor fan, radiator, dado rail, door to:

**Inner Hall**

Radiator, UPVC double glazed door to rear garden, door to:

**Bathroom 7' 1" x 6' 4" (2.16m x 1.93m)**

Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, shower screen, tiled surround, tiling to half wall, extractor fan, chrome ladder style towel radiator.

**First Floor Landing**

Access to loft space, positive input ventilation system, door to:

**Bedroom One 13' 0" x 10' 8" (3.96m x 3.25m) maximum measurements**

UPVC double glazed window to front elevation, radiator.

**Bedroom Two 13' 0" x 10' 8" (3.96m x 3.25m) maximum measurements**

UPVC double glazed window to rear elevation, radiator.

**Outside**

Generous rear garden majority enclosed by wood panelled fencing, mainly laid to lawn with patio area, gate providing side pedestrian access with further gate to front.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

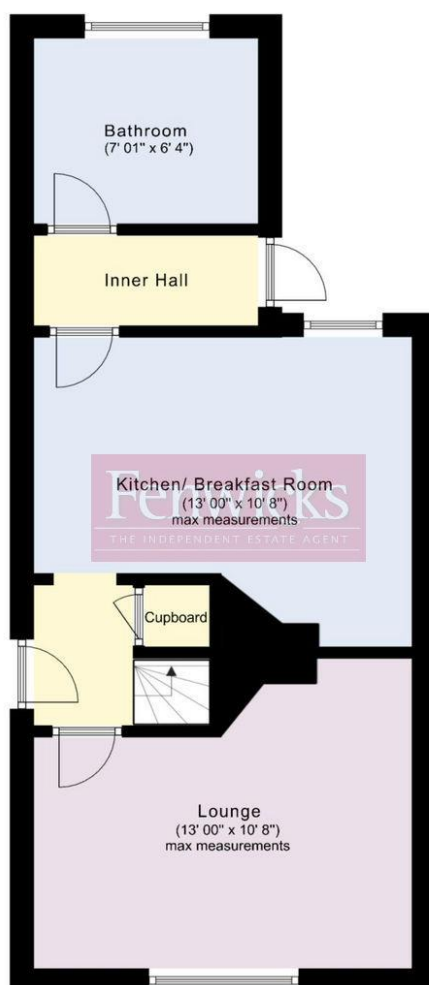
Sewerage - Mains

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

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: B

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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.

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£186,500

44 Mill Lane, Gosport, PO12 4QG

\*DRAFT DETAILS\*

**Fenwicks**

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