



**Cottage Grove, Gosport PO12 3NY**

**welcome to**

## **Cottage Grove, Gosport**

Two bedroom end of terrace home in a cul-de-sac location \*\* Lounge/dining room \*\* Fitted kitchen \*\* Re-fitted bathroom \*\* Two double bedrooms  
\*\* Enclosed rear garden \*\* No onward chain

### **Entrance Hall**

Double glazed front door.

### **Lounge/Dining Room**

20' 2" max x 12' 6" max ( 6.15m max x 3.81m max )  
Double glazed window to front aspect, radiator,  
stairs to first floor with cupboard.

### **Inner Hall**

Window to side aspect.

### **Downstairs Bathroom**

P-shaped bath with shower screen, wash hand basin  
with utility cupboard under, wc, heated towel rail,  
tiled surrounds, shaver point.

### **Kitchen**

9' 8" x 9' 2" ( 2.95m x 2.79m )  
Double glazed door and window to rear aspect,  
matching range of eye and base level units with  
work surface over, cooker/hob and hood, one and a  
half bowl sink drainer, space for fridge/freezer,  
plumbing for washing machine.

### **Landing**

Doors to:





### **Bedroom One**

12' 9" max x 9' 8" max ( 3.89m max x 2.95m max )  
Double glazed window to front aspect, radiator.

### **Bedroom Two**

9' 9" max x 9' 1" max ( 2.97m max x 2.77m max )  
Double glazed window to rear aspect, radiator.

### **Rear Garden**

Decking, astro turf, outside tap, enclosed to perimeters.



### **Additional Note**

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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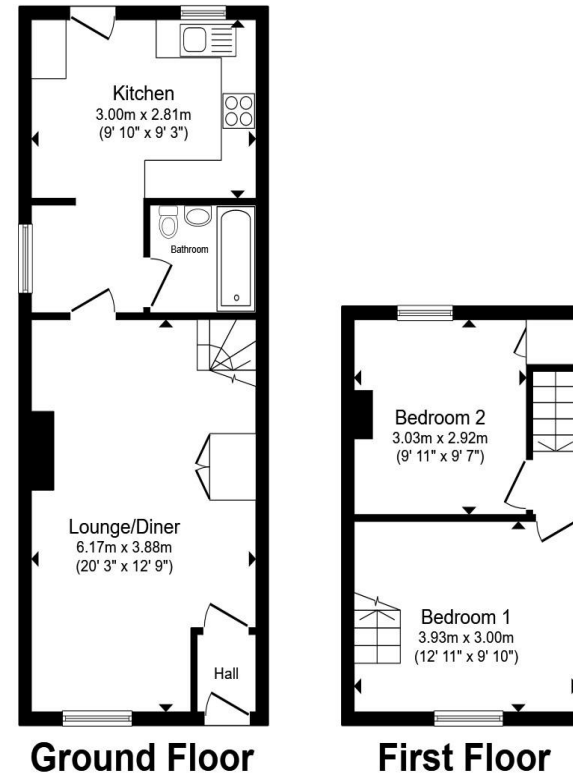
## Cottage Grove, Gosport

- Two bedroom end of terrace home in a cul-de-sac location
- Lounge/dining room
- Fitted kitchen
- Re-fitted bathroom
- Two double bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£210,000**



Total floor area 66.2 m<sup>2</sup> (712 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](http://www.propertybox.io)

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Property Ref:  
GOS113874 - 0004

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