

Battery Close, Gosport,
Hampshire, PO12 4PA

£155,000



1st & 2nd Floor Maisonette
Separate Kitchen
Bathroom With Window
PVCu Double Glazing
Garage In Block Nearby

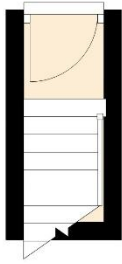
Lounge
Two Bedrooms
Gas Central Heating
Own Garden

023 9258 5588

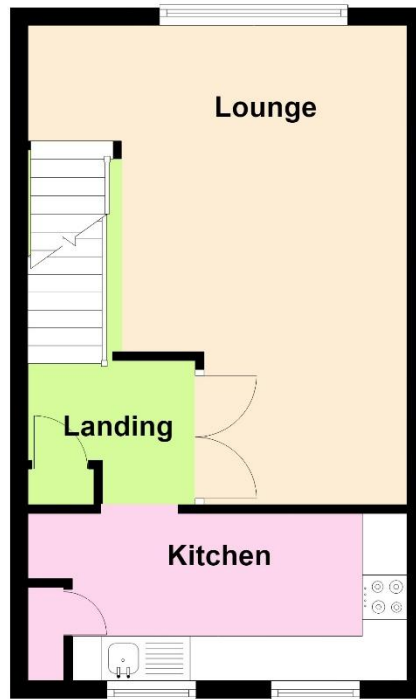
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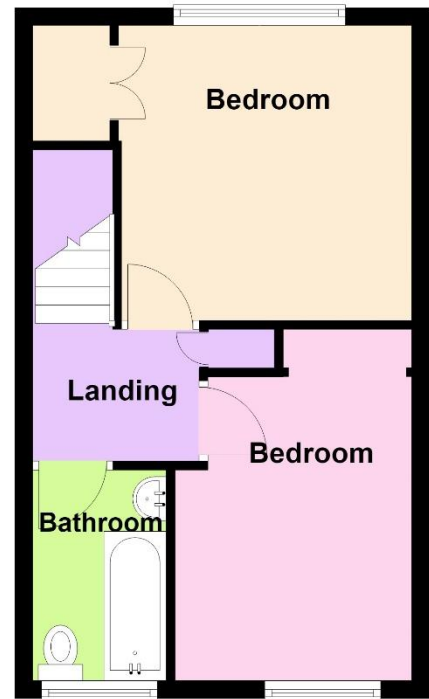
Ground Floor



First Floor



Second Floor



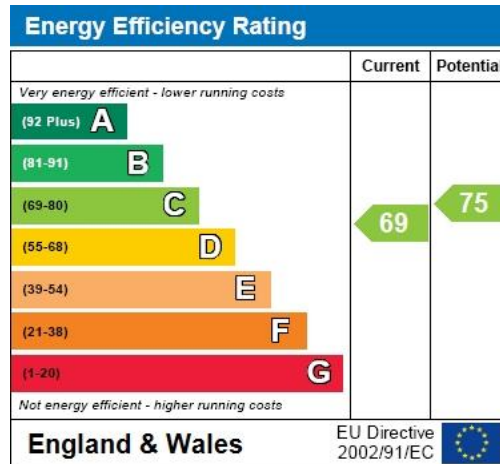
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door with stairs leading to first floor.
Landing	With French doors to lounge with etched glass panels, storage cupboard.
Kitchen	11'9" (3.58m) x 6'1" (1.85m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob, larder cupboard with wall mounted gas central heating boiler, plumbing for washing machine, space for fridge and freezer, boiler cupboard, coved ceiling.
Lounge	17'6" (5.33m) x 10'6" (3.2m) PVCu double glazed window, radiator, dado rail, coved ceiling.
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Inner Hall	Stairs to first floor.
Landing	Radiator, access to loft space, storage cupboard.
Bedroom 1	10'11" (3.33m) x 10'8" (3.25m) PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Bedroom 2	10'6" (3.2m) x 8'9" (2.67m) PVCu double glazed window, radiator, wardrobe recess, coved ceiling.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, coved ceiling, tiled splashbacks.
OUTSIDE	
Own Garden Area	With fence and gate, artificial grass.
Garage	Located in block nearby.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 99 year lease from 25th December 2013. Current ground rent £0 and maintenance charges £300 per year. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
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.