

**\* NO ONWARD CHAIN \* Spacious two bedroom end of terrace home situated in the popular location of Gosport and benefiting from integral garage. \***

**The Accommodation Comprises:**  
UPVC double glazed front door to:

**Entrance Hall**  
Flat ceiling, stairs to first floor, radiator, opening to:

**Integral Garage 27' 4" x 12' 8" (8.32m x 3.86m)**  
With up and over door, power and light connected.

**Kitchen/ Diner 15' 10" x 12' 9" (4.82m x 3.88m)**  
Flat ceiling with inset spotlighting, two UPVC double glazed windows to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tiled flooring, space for table and chairs, radiator.

**First Floor Landing**  
Flat ceiling, door to:

**Lounge 23' 4" x 12' 11" (7.11m x 3.93m)**  
Flat ceiling. two UPVC double glazed windows to front elevation, generous storage cupboard, radiator, door to:

**Bedroom One 21' 10" x 9' 9" (6.65m x 2.97m)**  
Flat ceiling, UPVC double glazed doors with Juliet balcony, radiator, door to:

**En Suite 9' 11" x 5' 0" (3.02m x 1.52m)**  
Flat ceiling, Velux window, shower cubicle, pedestal wash hand basin with mixer tap.

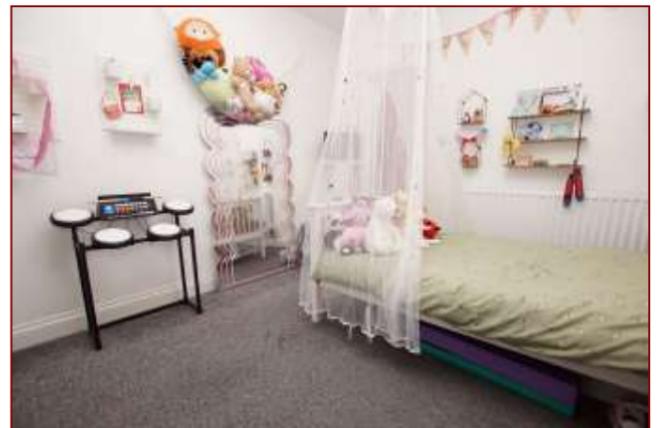
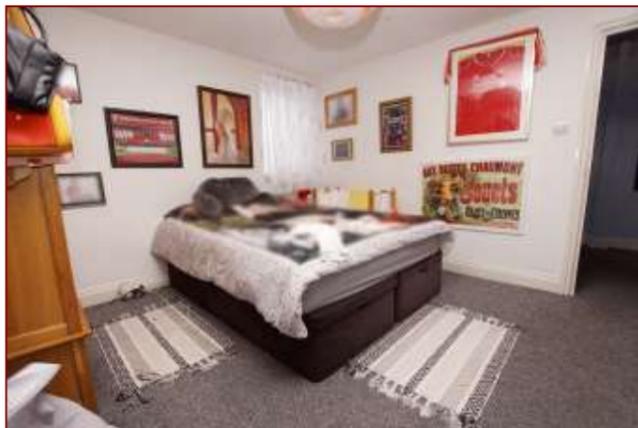
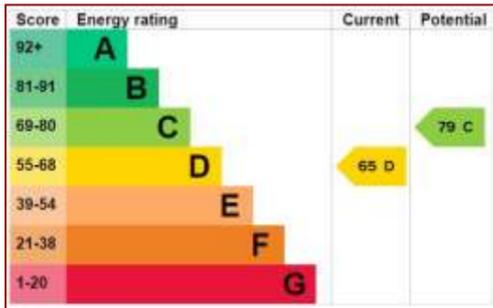
**Bedroom Two 15' 10" x 12' 6" (4.82m x 3.81m)**  
Flat ceiling, UPVC double glazed window to side elevation, radiator, door to:

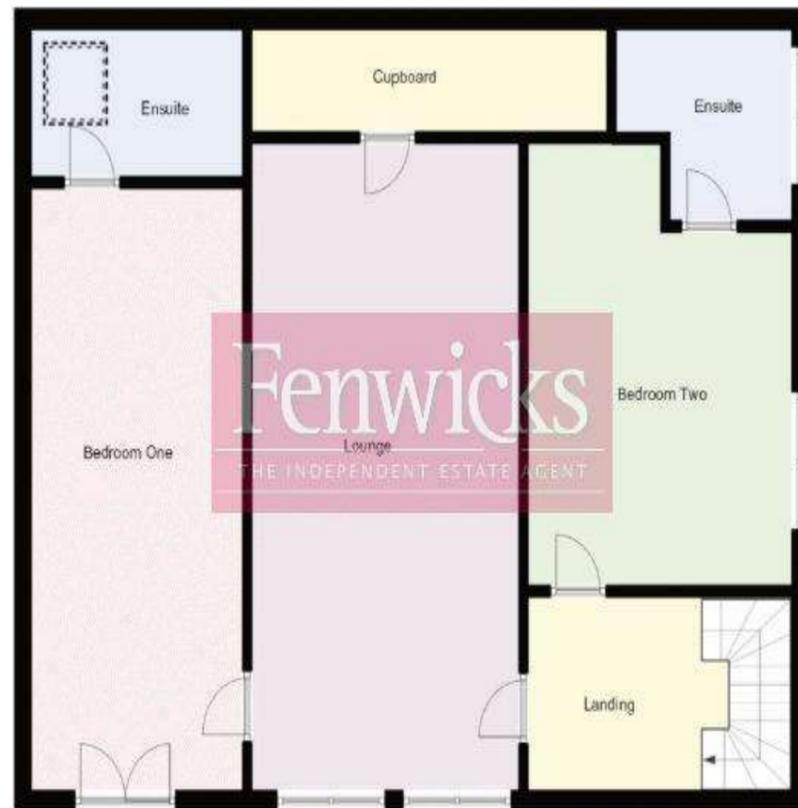
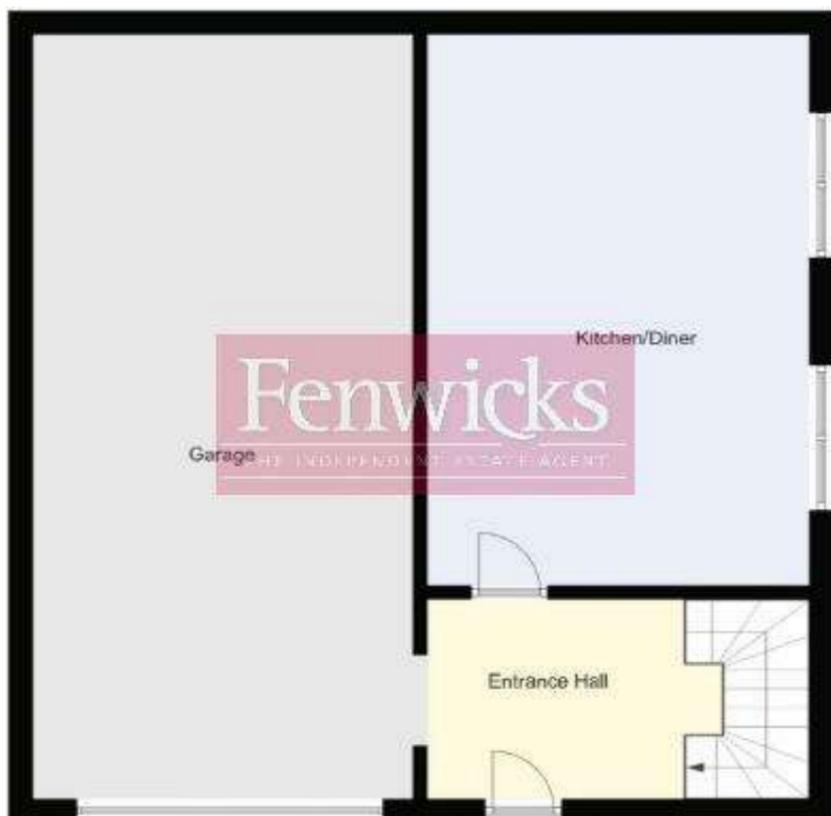
**En Suite 8' 11" x 7' 11" (2.72m x 2.41m)**  
Flat ceiling, UPVC double glazed window to side elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath, tiled flooring.

**Outside**  
The property benefits from secure bin and bike store located between number 2 and number 3 Battenburg Road.

**Agents Note:**  
Currently rented for £1,050pcm but open to discussion for vacant possession.

**General Information:**  
Construction - TBC  
Water Supply - Mains water  
Sewerage - Mains sewerage  
Electric Supply - Mains  
Gas Supply - 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)  
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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£199,995

Battenburg Road, Gosport, PO12 1QF

\*DRAFT DETAILS\*

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