

£270,000
7 Rampart Row

Gosport, Hampshire, PO12 1HT

PROPERTY SUMMARY

This three storey waterside home is situated on a small development constructed in the early 1980s and located on the Haslar Marina side development with superb views over the historic lake and ramparts. The property is situated within just a short walk of both Gosport town centre and the pedestrian ferry to Portsmouth, Gunwharf Quays. The accommodation, now in need of some updating, includes hallway, three double bedrooms, shower room/utility, an open plan living room with westerly facing balcony, fully fitted kitchen, family bathroom, integral garage, allocated parking and so much more. Call our Gosport office now to arrange and internal inspection of this fantastic property.

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ENTRANCE HALL
BEDROOM THREE/STUDY 9' 6" x 14' 2" (2.92m x 4.33m)
SHOWER ROOM/UTILITY
STAIRS TO FIRST FLOOR
LOUNGE/DINER WITH BALCONY 13' 10" x 16' 9" (4.24m x 5.13m) MAX
KITCHEN 7' 8" x 10' 5" (2.34m x 3.19m)
STAIRS TO SECOND FLOOR
BEDROOM TWO 13' 11" x 8' 5" (4.26m x 2.58m) Originally two rooms

BEDROOM ONE 10' 7" x 8' 8" (3.24m x 2.66m)
BATHROOM
GARDEN
INTEGRAL GARAGE 7' 11" x 13' 7" (2.43m x 4.16m)
ALLOCATED PARKING





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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