

Brougham Street, Gosport,  
Hampshire, PO12 3JF

£195,000



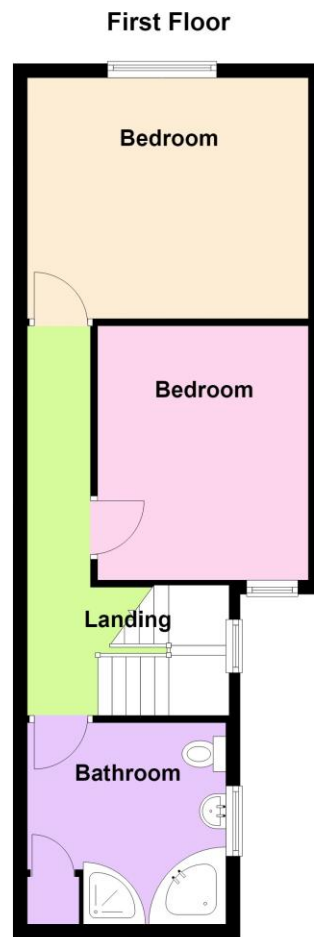
Middle Terraced House  
Two Reception Rooms  
Gas Central Heating  
Currently Let, Investors Only

Two Bedrooms  
Spacious First Floor Bathroom  
In Need Of Improvement

**023 9258 5588**

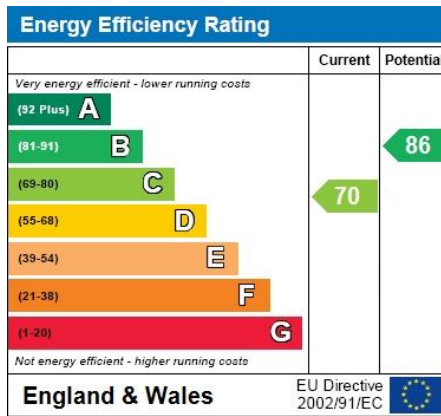
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door.
Lounge	13'1" (3.99m) x 11'2" (3.4m) PVCu double glazed window, radiator, coved ceiling.
Inner Hallway	2 radiators, coved ceiling, stairs to first floor, understairs cupboard.
Dining Room	11'11" (3.63m) x 9'10" (3m) Radiator, PVCu double glazed window.
Kitchen	9'4" (2.84m) x 9'2" (2.79m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window, door to sideway, radiator, ceramic tiled floor, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Radiator, PVCu double glazed window.
Bedroom 1	13'3" (4.04m) x 11'3" (3.43m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	9'10" (3m) x 5'11" (1.8m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	9'3" (2.82m) x 9'2" (2.79m) Corner bath, pedestal hand basin, low level W.C., separate shower cubicle, PVCu double glazed window, ½ tiled walls, airing cupboard with gas central heating boiler.
OUTSIDE	
Front Forecourt	
Rear Garden	Of sunny aspect, patio, lawn and rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.