

Russell Street, Gosport,
Hampshire, PO12 3JD

OFFERS IN EXCESS
OF £185,000



Middle Terraced House
Lounge / Dining Room
Garage
No Forward Chain

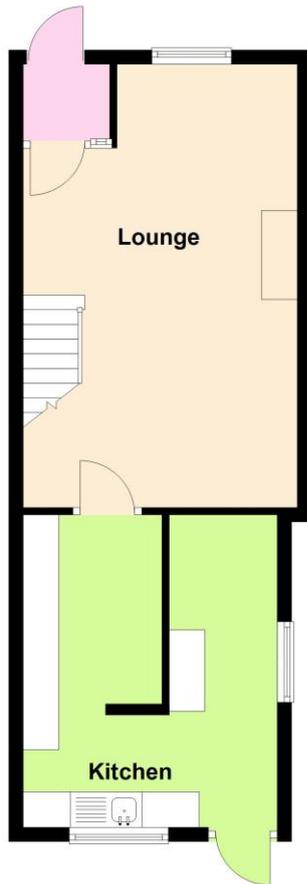
Two Bedrooms
Kitchen & Separate Utility Area
Gas Central Heating
In Our Opinion, Of Interest To First Time
Buyers

023 9258 5588

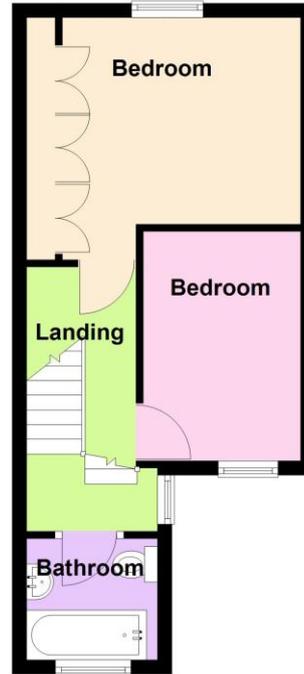
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Ground Floor

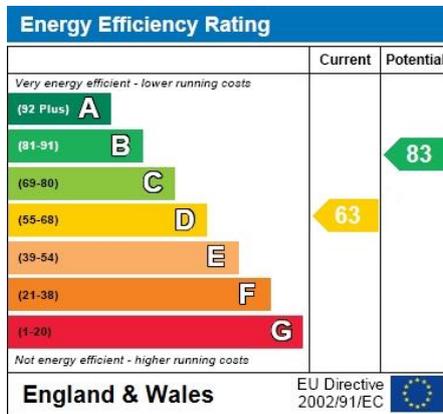


First Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed front door, meter cupboard, coved ceiling.
Lounge / Dining Room	20'6" (6.25m) x 12'8" (3.86m) Stone fireplace, 2 radiators, coved ceiling, stairs to first floor, storage cupboard.
Kitchen	14'5" (4.39m) x 5'11" (1.8m) Single drainer stainless steel sink unit, wall and base cupboard with worksurface over, PVCu double glazed window, wall mounted gas central heating boiler, recess for gas cooker with gas point (requiring reconnection).
Utility Area	13'6" (4.11m) x 5'0" (1.52m) Plumbing for washing machine, additional appliance space, radiator, aluminium door to garden.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, coved ceiling, access to loft space, spindled balustrade.
Bedroom 1	10'6" (3.2m) To Wardrobe x 9'6" (2.9m) Wall to wall wardrobe, PVCu double glazed window, radiator, dado rail, coved ceiling.
Bedroom 2	10'8" (3.25m) x 7'2" (2.18m) PVCu double glazed window, radiator, coved ceiling, laminate flooring.
Bathroom	6'2" (1.88m) x 5'7" (1.7m) Panelled bath, pedestal hand basin, low level W.C., tiled walls, radiator, Gainsborough electric shower.
OUTSIDE	
Front Forecourt	With brick wall and iron gate, slate and stone chippings.
Rear Garden	Paving and shingle, rear pedestrian gate.
Garage	17'11" (5.46m) x 8'10" (2.69m) Cantilever door, personal door to side, light and power, accessed via rear service road.
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: 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.