

£399,995
138 Wych Lane
Gosport, PO13 0TE

PROPERTY SUMMARY

This well-presented two-bedroom detached bungalow offers generous and versatile accommodation, ideal for a range of buyers. The property features a spacious fitted kitchen with a central island, providing ample storage, workspace, and an ideal hub for cooking and entertaining, alongside a comfortable lounge, complete with log burner and bi-fold doors, perfect for relaxing or hosting guests. The master bedroom enjoys pleasant views over the extensive enclosed rear garden, creating a peaceful and private outlook, while the second bedroom offers flexibility for guests, a home office, or additional living space. A modern family bathroom completes the internal accommodation. Externally, the property benefits from a large driveway providing ample off-road parking, a well-maintained front lawn. Viewing is highly recommended to fully appreciate the space and potential this charming bungalow has to offer.





ENTRANCE HALL

KITCHEN/DINER 18' 8" x 11' 9" (5.69m x 3.60m)

LOUNGE 19' 7" x 15' 0" (5.98m x 4.58m)

BEDROOM ONE 12' 6" x 11' 6" (3.83m x 3.52m)

BEDROOM TWO 14' 1" x 8' 9" (4.31m x 2.69m)

BATHROOM

OUTSIDE

FRONT & REAR ENCLOSED GARDEN

DRIVEWAY



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.



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