Asking Price £267,000

Farthing Close, Gosport PO12 3PS



HIGHLIGHTS

- Stunning two-bedroom home situated within a desirable private road
- Beautifully presented throughout
- Downstairs WC
- Newly fitted modern kitchen with integrated appliances
- Spacious lounge/diner with French doors opening onto the rear garden
- Two generous double bedrooms
- Good-sized southerly facing rear garden
- Allocated parking plus additional visitor parking bays
- New carpets and flooring throughout
- An immaculate, move-in-ready home

Stunning Two Bedroom Home in a Private Road – Beautifully Presented Throughout

Situated within a desirable private road, this stunning two-bedroom home is presented in exceptional, show home condition and has undergone a number of recent improvements, making it an ideal purchase for buyers looking for a property they can simply move straight into.

The accommodation on the ground floor comprises an entrance hall, downstairs cloakroom/WC and a newly fitted modern kitchen complete with integrated appliances. There is also a spacious lounge/diner providing an excellent space for relaxing and entertaining, with French doors opening directly onto the rear garden.

On the first floor, there are two generous double bedrooms, together with a newly fitted contemporary bathroom suite.

Externally, the property benefits from a good-sized, southerly facing rear garden which enjoys a pleasant degree of privacy, with no properties directly overlooking the rear. There is also a rear access gate. To the front, the property benefits from allocated parking, together with additional visitor parking bays.

Further improvements include recently replaced double glazing, gas central heating via a combination boiler with recently replaced radiators, new carpets and flooring throughout, and an upgraded consumer unit.

Location-wise, the property is ideally positioned for local bus routes and nearby schools, and falls within the catchment area for the highly regarded Bay House School.

An exceptional home that really needs to be viewed to be fully appreciated.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

KITCHEN
9'2" x 7'10" (2.80 x 2.39)

LOUNGE
13'1" x 15'1" (3.99 x 4.60)

FIRST FLOOR LANDING

BEDROOM ONE
13'1" x 11'5" (3.99 x 3.48)

BEDROOM TWO
13'1" x 7'10" (3.99 x 2.39)

BATHROOM
9'2" x 6'9" (2.80 x 2.08)

Outside

ALLOCATED PARKING
With additional visitor bays.

ENCLOSED REAR GARDEN

FREEHOLD - Council Tax Band C

Agents note
Estate charge £160 per annum

AML - Anti Money Laundering Procedure
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Financial Services
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

Buyer Verification
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

Recommended Solicitors
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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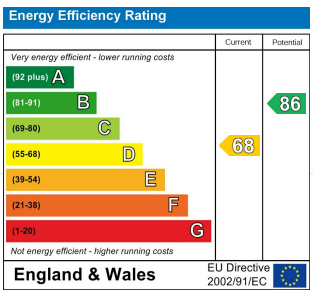

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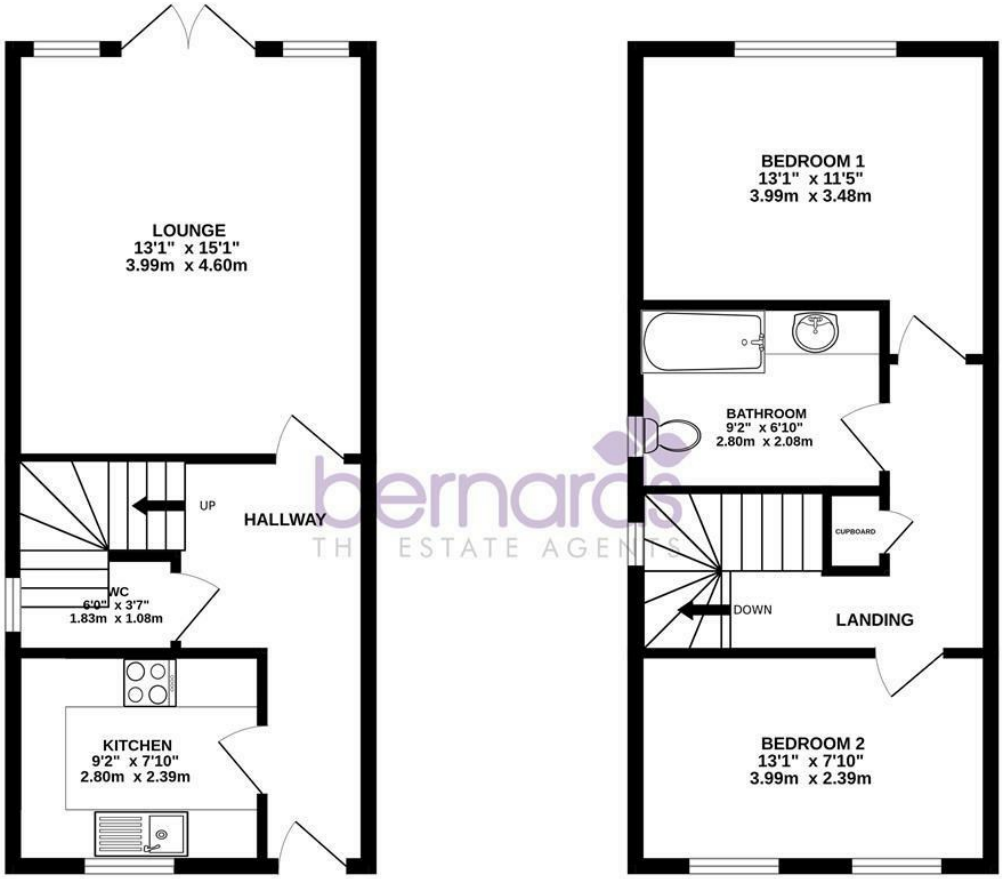
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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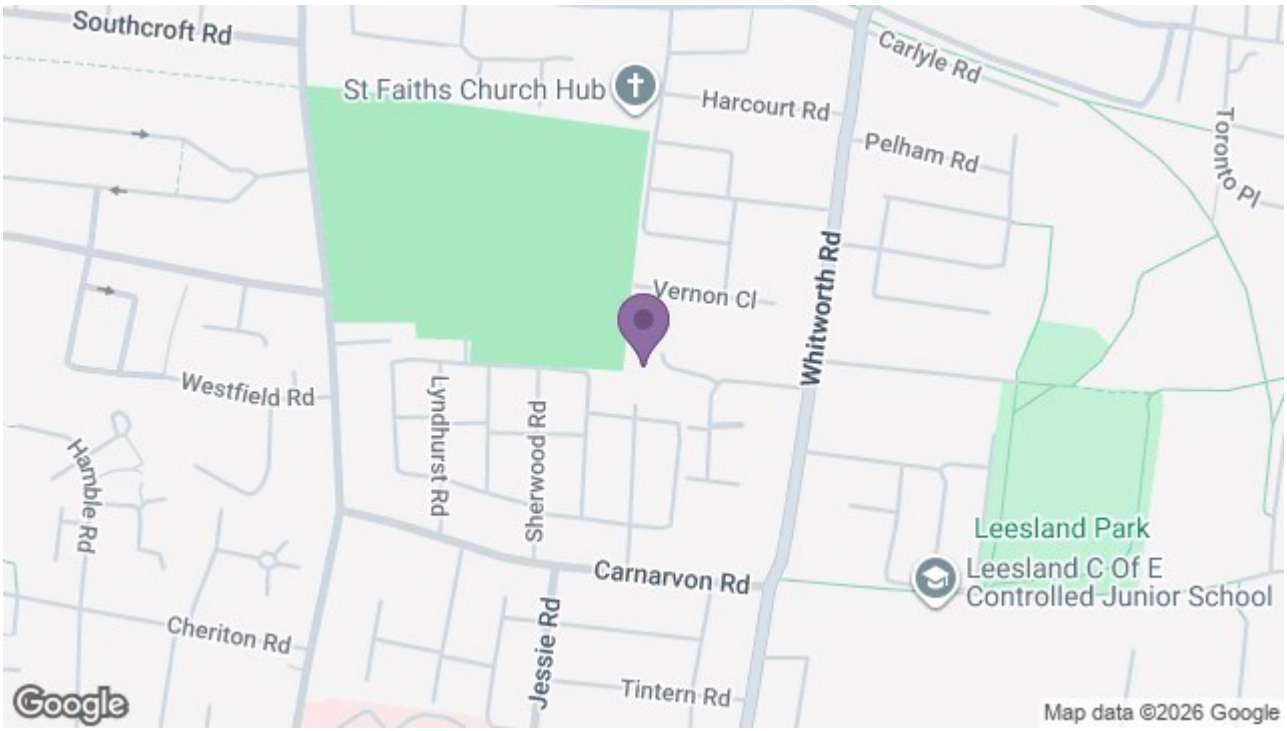

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