



**O.I.E.O £195,000**  
**220 St Nicholas Avenue**  
Gosport, Hampshire, PO13 9RR

A beautifully presented and significantly improved two-bedroom ground floor maisonette, ideally situated on the highly sought-after St. Nicholas Avenue in Rowner. The property boasts two generously sized double bedrooms, complemented by a stylish modern fitted kitchen complete with integrated appliances, and a contemporary bathroom finished to a high standard. Further benefits include a private, south-facing garden, making this an excellent opportunity for both first-time buyers and investors alike. Conveniently located within easy reach of local amenities and excellent transport links, this home offers both comfort and practicality in a desirable setting. Early viewing is highly recommended. To arrange an appointment, please contact the Jeffries & Dibbens Gosport team, with phone lines available until 8pm.

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### **ENTRANCE HALLWAY**

**LOUNGE** 15' 11" x 10' 11" (4.86m x 3.33m)

**KITCHEN** 9' 11" x 8' 8" (3.04m x 2.66m)

**BEDROOM ONE** 12' 5" x 9' 8" (3.80m x 2.96m)

**BEDROOM TWO** 11' 11" x 10' 1" (3.64m x 3.09m)

**BATHROOM** 5' 10" x 5' 6" (1.78m x 1.70m)

### **GARDEN**

**AGENTS NOTES** Service Charge £115 PCM

Lease Length 125 years from 1<sup>st</sup> June 2001



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with SketchUp 2012

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk