



£260,000
4 Brewers Lane
Gosport, PO13 0JY

PROPERTY SUMMARY

A charming two-bedroom semi-detached home with a delightful cottage feel, perfect for those seeking character and comfort. This well-presented property features a fitted kitchen with ample storage and workspace, alongside a cosy living area ideal for relaxing or entertaining. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, thoughtfully arranged for practicality and ease of living. The home benefits from double glazing throughout, ensuring warmth and energy efficiency. Externally, the property boasts both front and rear gardens, providing pleasant outdoor spaces for gardening, entertaining, or simply enjoying the surroundings. Off-road parking adds further





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ENTRANCE HALL

KITCHEN 15' 2" x 7' 11" (4.64m x 2.42m)

LOUNGE 17' 1" x 11' 11" (5.22m x 3.64m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 11" x 10' 4" (3.65m x 3.17m)

BEDROOM TWO 10' 11" x 7' 10" (3.35m x 2.41m)

BATHROOM

OUTSIDE

FRONT AND REAR GARDENS

DRIVEWAY





Whilst every effort has been made to ensure the accuracy of the Register completed form, measurements of areas, volumes, floors and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The agents, vendors and applicants must have not been asked and no guarantee will be made as to the accuracy of the plan.
Made and changed 12/08/18

LOCAL AUTHORITY

TENURE

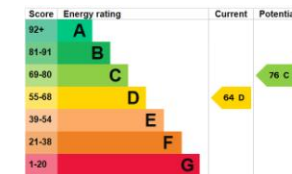
Freehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only



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.

**Jeffries
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