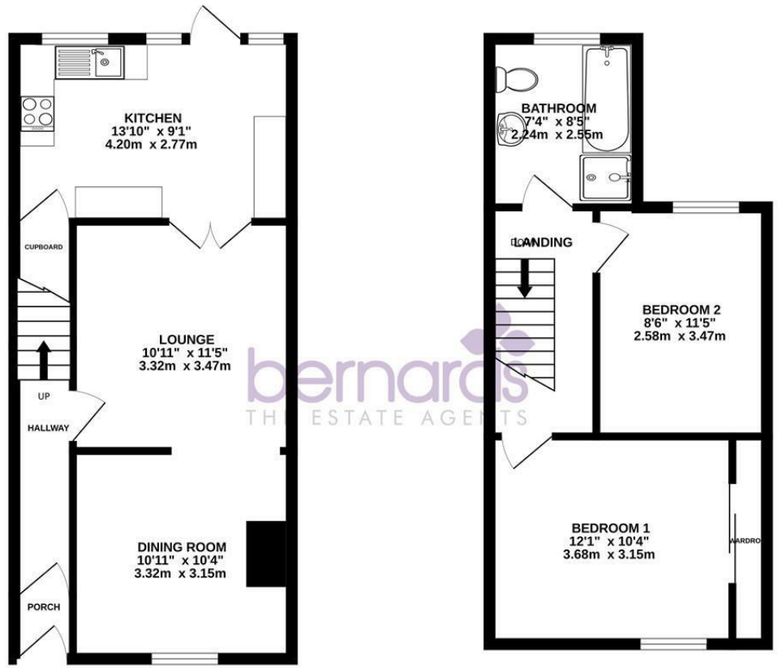
GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

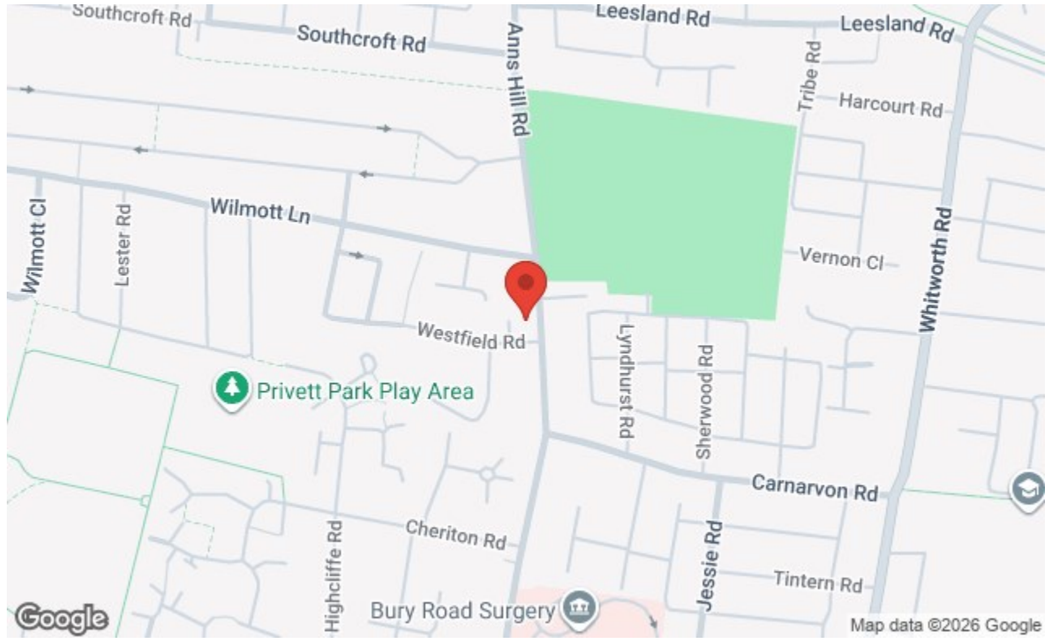
1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £219,995

Anns Hill Road, Gosport PO12 3RE

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HIGHLIGHTS

- Good size two bedroom house
- Located within the popular Bay House School catchment
- Double glazing and gas central heating
- Spacious lounge/diner
- Fitted kitchen with separate utility room
- Two double bedrooms
- Large upstairs bathroom with separate shower cubicle (refitted 2025)
- Enclosed rear garden with side access
- Ideal first-time purchase

GOOD SIZE TWO BEDROOM HOUSE WITH UPSTAIRS BATHROOM REFITTED IN 2025, LOCATED WITHIN THE BAY HOUSE SCHOOL CATCHMENT AREA!

This well-proportioned two-bedroom house benefits from double glazing and gas central heating via a combination boiler. The accommodation comprises a spacious lounge/diner, fitted kitchen with separate utility room, two double bedrooms and a large upstairs bathroom, refitted in 2025, featuring a separate shower cubicle. Further benefits include loft access via a loft ladder, with the loft boarded to provide useful storage space. Outside, there is an enclosed rear garden with side access, along with on-street parking. Ideally suited to first-time buyers, this property offers good-sized accommodation in a popular school catchment area.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE PORCH

HALLWAY

KITCHEN
13'9" x 9'1" (4.20 x 2.77)

LOUNGE
10'10" x 11'4" (3.32 x 3.47)

DINING ROOM
10'10" x 10'4" (3.32 x 3.15)

FIRST FLOOR LANDING

BEDROOM ONE
12'0" x 10'4" (3.68 x 3.15)

BEDROOM TWO
8'5" x 11'4" (2.58 x 3.47)

BATHROOM
7'4" x 8'4" (2.24 x 2.55)

OUTSIDE

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND B

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!

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.

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.

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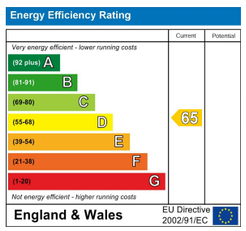












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