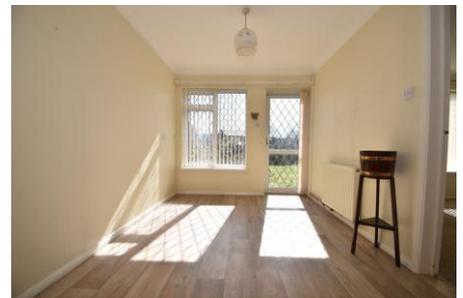


Almondside, Holbrook,
Gosport, Hampshire, PO13 0ZS

£239,995



Middle Terraced House

Lounge

Ground Floor Cloakroom & First Floor
Shower Room

PVCu Double Glazing

No Forward Chain

Three Bedrooms

Kitchen / Dining Room

Gas Central Heating

Ideal Family Home

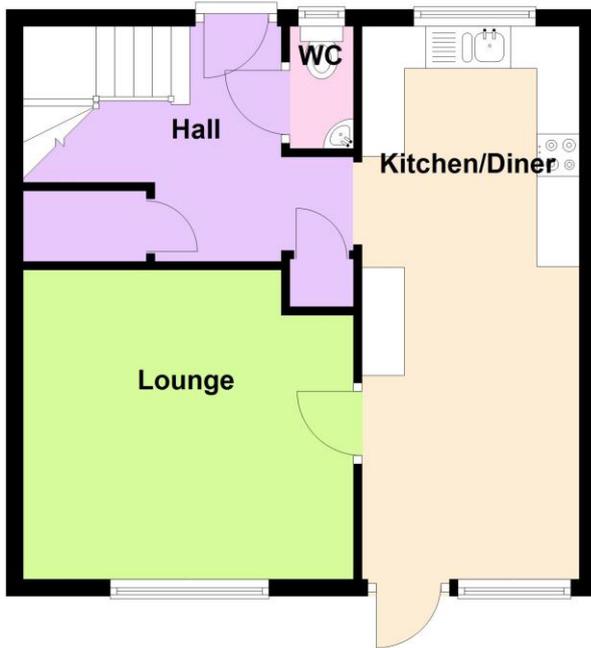
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Ground Floor

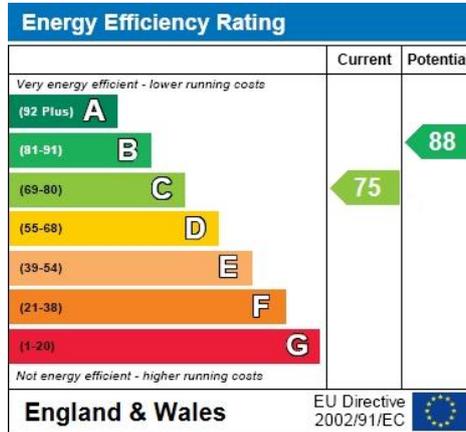


First Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, large storage cupboard, understairs recess, further cupboard, stairs to first floor.
Cloakroom	Low level W.C., corner hand basin, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.
Kitchen/Dining Room	21'6" (6.55m) x 8'4" (2.54m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and grill, 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, 2 PVCu double glazed windows on twin aspect, PVCu double glazed door to garden, coved ceiling, radiator, tiled splashbacks.
Lounge	12'8" (3.86m) x 12'0" (3.66m) PVCu double glazed window, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, airing cupboard with shelving, wall mounted Vaillant gas combination boiler.
Bedroom 1	15'4" (4.67m) x 8'5" (2.57m) PVCu double glazed window, radiator.
Bedroom 2	15'4" (4.67m) x 7'2" (2.18m) PVCu double glazed window, radiator.
Bedroom 3	12'3" (3.73m) x 5'3" (1.6m) PVCu double glazed window, radiator.
Shower Room	With shower cubicle, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, ceramic tiled floor, tiled walls.
OUTSIDE	
Front Garden	With concrete path, outside store cupboard and bin store, lawn and borders.
Rear Garden	Of sunny aspect with lawn and 2 timber sheds.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.