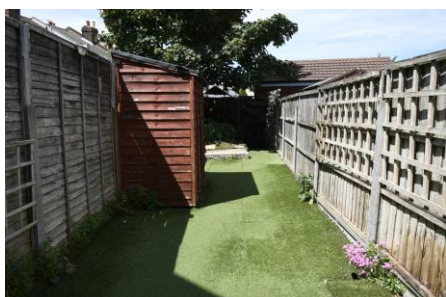


St Anns Crescent,
Gosport, Hampshire, PO12 3JJ

OIRO
£170,000



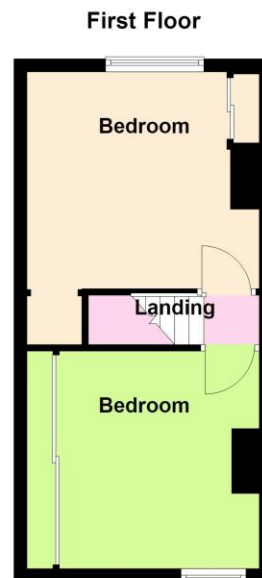
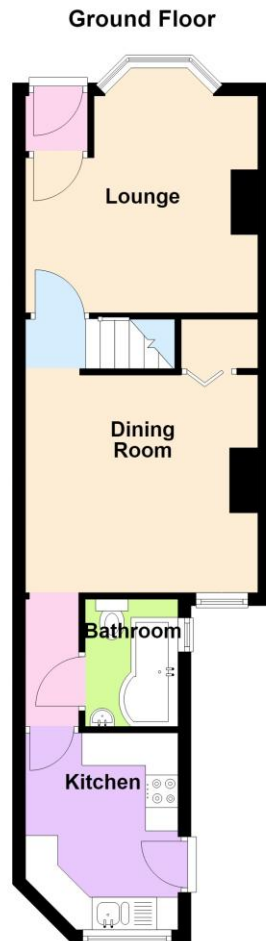
Middle Terraced House
Two Reception Rooms
Gas Central Heating

Two Bedrooms
PVCu Double Glazing
No Forward Chain

023 9258 5588

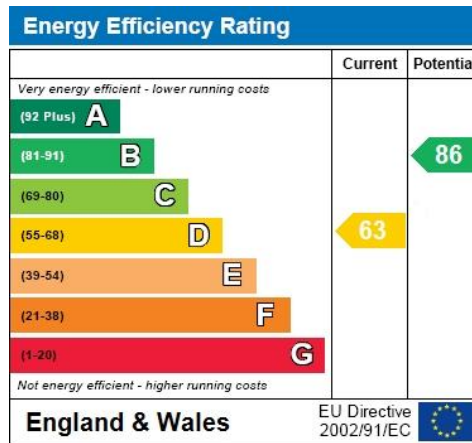
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Entrance Porch	PVCu double glazed front door, Georgian style glazed door to:
Lounge	13'3" (4.04m) Into Bay x 11'9" (3.58m) PVCu double glazed window, radiator, coved ceiling, fireplace with hearth for feature only, fitted shelving.
Inner Lobby	Stairs to first floor.
Dining Room	11'9" (3.58m) x 11'0" (3.35m) PVCu double glazed window, radiator, understairs meter cupboard, cast iron fire surround, marble hearth for feature only, coved ceiling, fitted shelving.
Bathroom	Kidney shaped bath with mixer tap and separate shower over, shower screen, low level W.C., hand basin, extractor fan, coved ceiling.
Kitchen	9'11" (3.02m) x 7'11" (2.41m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface, over, built in oven and 4 ring gas hob, cooker extractor canopy, PVCu double glazed window and door to sideways, wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'9" (3.58m) Max x 11'0" (3.35m) PVCu double glazed window, radiator, cupboard recess, coved ceiling.
Bedroom 2	11'7" (3.53m) Into Wardrobe Recess x 10'11" (3.33m) PVCu double glazed window, radiator.
OUTSIDE	
Rear Garden	Artificial grass, timber shed, rear pedestrian gate.
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.