

£250,000
4 Farthing Close

Gosport, Hampshire, PO12 3PS

A well-proportioned and modern two-bedroom home set within a quiet cul-de-sac. The property has been thoughtfully updated, featuring a contemporary kitchen and stylish bathrooms. Additional benefits include an allocated parking space plus visitor parking. Inside, there are two generous double bedrooms and a spacious lounge, while the westerly facing, non-overlooked garden provides an ideal space to relax and enjoy the afternoon sun. This home is perfect for buyers seeking a peaceful setting with the opportunity to personalise to their own taste. Please contact the Gosport team to arrange your viewing. Phone lines are open until 8pm.

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ENTRANCE HALLWAY

KITCHEN 9' 2" x 7' 11" (2.81m x 2.42m)

LOUNGE 15' 1" x 13' 3" (4.61m x 4.05m)

WC

STAIRS AND LANDING

BEDROOM ONE 13' 3" x 9' 10" (4.04m x 3.02m)

BEDROOM TWO 13' 3" x 8' 5" (4.04m x 2.59m)

BATHROOM 9' 7" x 4' 10" (2.94m x 1.48m)

GARDEN

OFF ROAD PARKING SPACE

VISITORS PARKING SPACE

AGENTS NOTES Estate charge £160 per annum



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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