

Situated in the popular location of Gosport and benefiting from no onward chain is this two bedroom terraced property. Offered for sale with tenant in situ.

The Accommodation Comprises:-

Composite front door with obscured double glazed side panel to:

Entrance Hall:-

Flat ceiling, stairs to first floor, thermostat control to wall, radiator.

Cloakroom:-

4' 6" x 4' 4" (1.37m x 1.32m)

Flat ceiling, close coupled WC, pedestal wash hand basin, radiator.

Lounge:-

14' 8" x 10' 8" plus recess (4.47m x 3.25m)

Flat ceiling, UPVC double glazed window to front and side elevation, radiator.

Kitchen:-

14' 8" x 9' 0" (4.47m x 2.74m) maximum measurements

Flat ceiling with inset spotlighting, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, work surface over, one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated washing machine and dishwasher, recess under stairs with work surface, radiator, wall mounted combination boiler.

First Floor Landing:-

Flat ceiling, UPVC double glazed window to front elevation, stairs to loft area with Velux window.

Bedroom One:-

11' 11" plus window recess x 9' 5" (3.63m x 2.87m)

Flat ceiling, UPVC double glazed window to front elevation, under-stairs storage cupboard, radiator.

Bedroom Two:-

14' 11" x 8' 0" plus recess (4.54m x 2.44m)

Flat ceiling, UPVC double glazed window to front and side elevation, radiator.

Bathroom:-

6' 5" x 4' 11" (1.95m x 1.50m)

Flat ceiling, close coupled WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower connection off, chrome ladder style radiator.

Agents Note:-

Council Tax Band: B Tenant in situ.

General Information

Construction – Traditional

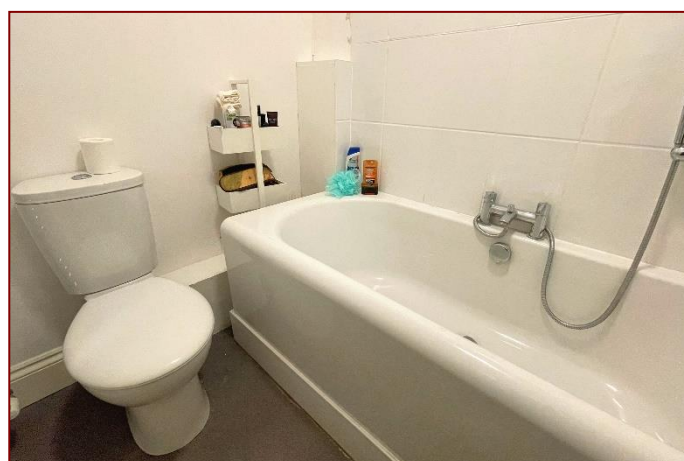
Water Supply - Portsmouth Water

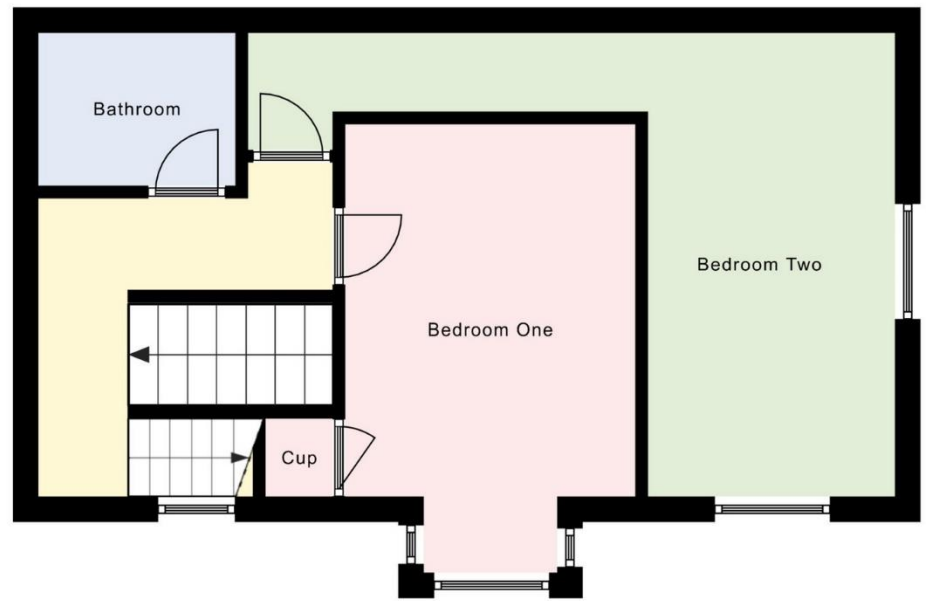
Electric Supply - TBC

Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£180,000

Queens Road, Gosport, PO12 1LH

Draft Details

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk