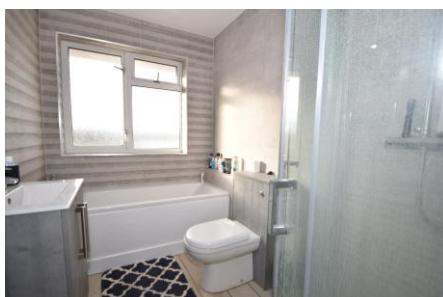


Parham Road, Gosport,
Hampshire, PO12 4UA

£274,300



Middle Terraced House
Three Bedrooms
Kitchen / Dining Room
Modern First Floor Bathroom
PVCu Double Glazing & Gas Central Heating

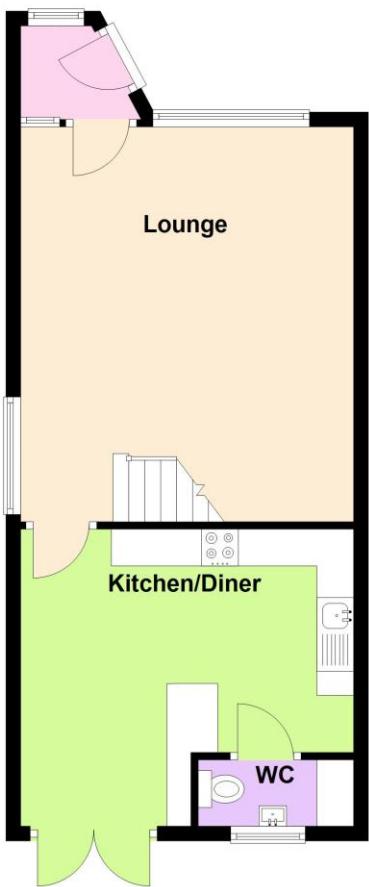
Ideal Family Home
Spacious Lounge
Cloakroom / Utility Room
Off Parking To Front & Garage Located In Block Nearby
No Forward Chain

023 9258 5588

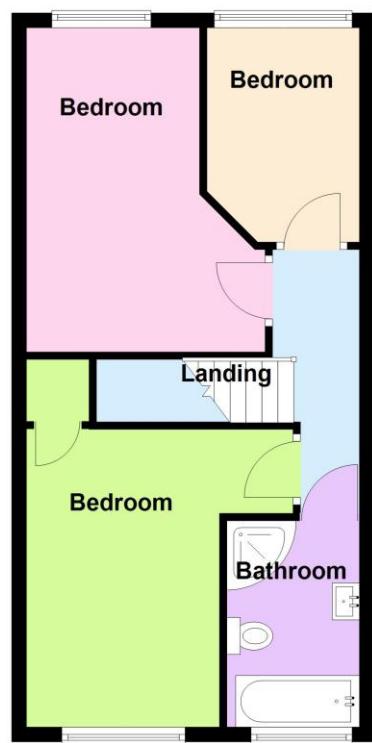
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Ground Floor



First Floor



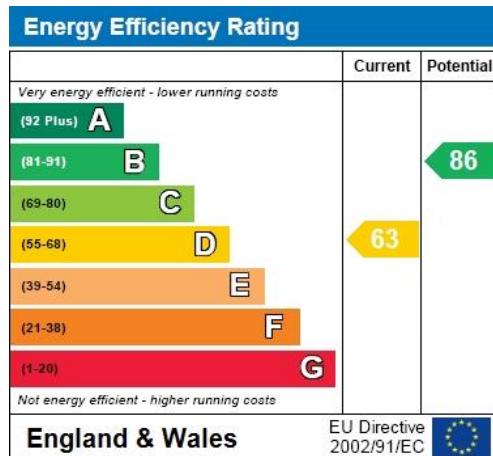
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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, meter cupboard, part glazed door to:
Lounge	15'0" (4.57m) x 14'10" (4.52m) PVCu double glazed window, radiator, understairs cupboard, glazed oak style door to:
Kitchen / Dining Room	14'11" (4.55m) x 13'1" (3.99m) Max Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, radiator, PVCu double glazed French doors to garden, breakfast bar.
Utility / WC	Low level W.C., vanity hand basin, plumbing for washing machine, shelf for dryer, PVCu double glazed window, extractor fan, chrome heated towel rail.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'7" (4.14m) x 8'7" (2.62m) Plus Recess PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	14'4" (4.37m) x 7'10" (2.39m) widening to 10'7 (3.23m), PVCu double glazed window, radiator.
Bedroom 3	8'11" (2.72m) x 6'9" (2.06m) PVCu double glazed window, radiator.
Bathroom	8'11" (2.72m) x 5'9" (1.75m) Modern white suite of panelled bath, separate shower cubicle, vanity hand basin, W.C with concealed cistern, PVCu double glazed window, radiator, tiled walls, laminate flooring.
OUTSIDE	
Front Garden	Concrete front driveway, lawn.
Rear Garden	Of sunny aspect, paved patio, laid to shingle, timber gate leading to:
Garage	In block nearby.
Agents Note	The property has undergone a refurbishment in 2021 which included re-wire, new consumer unit, new kitchen and bathroom.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.

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.