



St. Nicholas Avenue, GOSPORT, PO13 9RW

fox & sons

welcome to

St. Nicholas Avenue, GOSPORT

** Close to Shops and Schools ** Great for Bus and Road Links ** Ideal First Time Buy ** Rear garden ** Off Road Parking **

Entrance Hall

Door to front access, UPVC double glazed windows to front and side elevation, inner front door to:

Inner Hallway

Access to loft space, storage cupboard.

Lounge

16' x 11' (4.88m x 3.35m)
UPVC double glazed window to front elevation, feature fire surround, tv point, storage recess, radiator.

Kitchen

10' 1" x 8' 7" (3.07m x 2.62m)
UPVC double glazed window to rear elevation, matching wall and base units, integrated oven, induction 5 ring hob, cooker-hood, sink and drainer unit with mixer tap, wall mounted gas boiler, quartz work surface, space for washing machine and fridge/freezer.

First Floor Landing

Doors to:

Bedroom 1

15' 6" x 9' 2" (4.72m x 2.79m)
UPVC double glazed window to front elevation, storage recess, radiator.

Bedroom 2

10' 6" x 10' 2" (3.20m x 3.10m)
UPVC double glazed window to rear elevation, storage cupboard, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath with shower over, vanity wash hand basin, wc, heated towel rail, tiled walls and flooring, extractor fan.

Outside

To the front the garden is laid to lawn and enclosed by a picked fence. To the rear the garden is laid to lawn with rear and side access and enclosed by wall and fencing.

Parking

There is a driveway to the front for one vehicle.

Outbuildings

Two storage sheds integrated into the building.





view this property online fox-and-sons.co.uk/Property/GOS113089



welcome to

St. Nicholas Avenue, GOSPORT

- Two Bedrooms
- First Floor
- Rear Garden
- Off Road Parking
- Additional Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 876.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/GOS113089



Property Ref:
GOS113089 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk