



St. Nicholas Avenue, GOSPORT, PO13 9RW

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.





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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

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Property Ref:
GOS113089 - 0004

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