



**Mantle Close, Gosport, PO13 9QT**

**welcome to**

## **Mantle Close, Gosport**

Fantastic cash-buyer opportunity: two-bed maisonette with its own private garden!

### **Entrance Hall**

Door to front access, stairs to first floor landing, door to:

### **Bedroom 2**

12' 9" x 11' 4" ( 3.89m x 3.45m )

UPVC door to rear access, UPVC double glazed window to rear elevation, electric radiator, in-built wardrobe.

### **First Floor Landing**

Doors to:

### **Lounge**

14' 7" max x 11' 4" max ( 4.45m max x 3.45m max )

Two UPVC double glazed windows to rear elevation, UPVC door to balcony, electric radiator, opening to:

### **Kitchen/Diner**

11' 4" x 9' 1" ( 3.45m x 2.77m )

Three UPVC double glazed windows to front elevation, matching wall and base units, work surfaces, stainless steel sink and drainer unit, space for cooker and fridge/freezer, plumbing for washing machine.

### **Storage Area**

5' 7" x 5' 4" ( 1.70m x 1.63m )

Work surface.

### **Bedroom 1**

11' 8" max x 11' 4" max ( 3.56m max x 3.45m max )

Two UPVC double glazed windows to rear elevation, in-built wardrobe, electric radiator.

### **Rear Garden**

To the rear the garden is patio laid with pedestrian rear access and enclosed to perimeters.





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## Mantle Close, Gosport

- Two bedroom maisonette set over two floors
- Ground floor with garden
- Two double bedrooms with built-in wardrobe
- Kitchen/dining room
- Family bathroom

Tenure: Leasehold EPC Rating: D

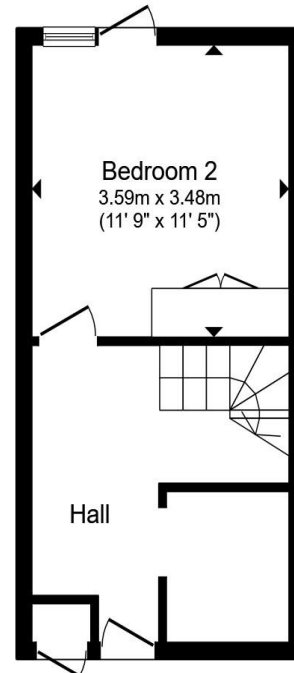
Council Tax Band: A Service Charge: 1444.00

Ground Rent: Ask Agent

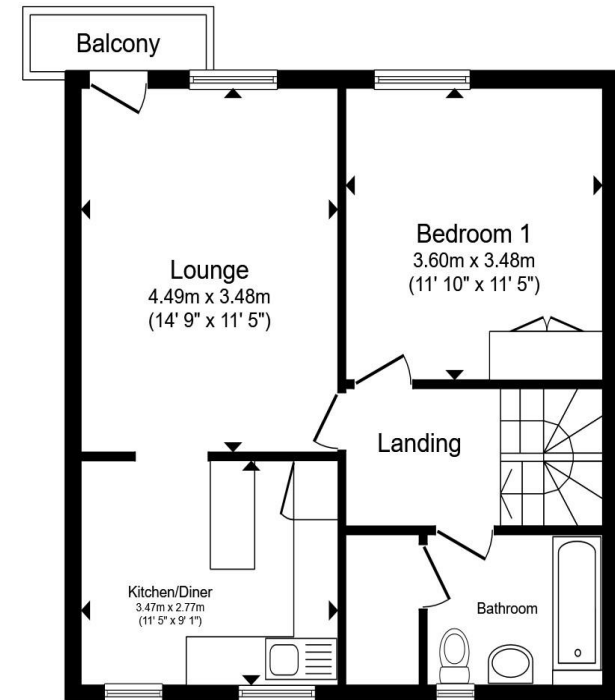
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£90,000**



Ground Floor



First Floor

Total floor area 77.6 m<sup>2</sup> (835 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
GOS113279 - 0002

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