



£190,000

130 St Nicholas Avenue

Rowen, Gosport, Hampshire, PO13 9RW

TWO DOUBLE BEDROOMS • PRIVATE SOUTHERLY FACING GARDEN • TWO PARKING SPACES

Jeffries & Dibbens are pleased to offer this well-presented two-bedroom first-floor maisonette, complete with its own private front door, two parking spaces and a private southerly facing garden. Inside, the property offers two double bedrooms, a modern kitchen and bathroom, along with plenty of useful storage. There are two storage cupboards as well as access to the loft. The property is conveniently located close to local shops and schools, with easy access to bus routes and road links. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing. Our phone lines are open until 8PM.





Entrance Hall

Inner Hallway

Lounge 16' x 11' (4.88m x 3.35m)

Kitchen 10' 1" x 8' 7" (3.07m x 2.62m)

First Floor Landing

Bedroom One 15' 6" x 9' 2" (4.72m x 2.79m)

Bedroom Two 10' 6" x 10' 2" (3.20m x 3.10m)

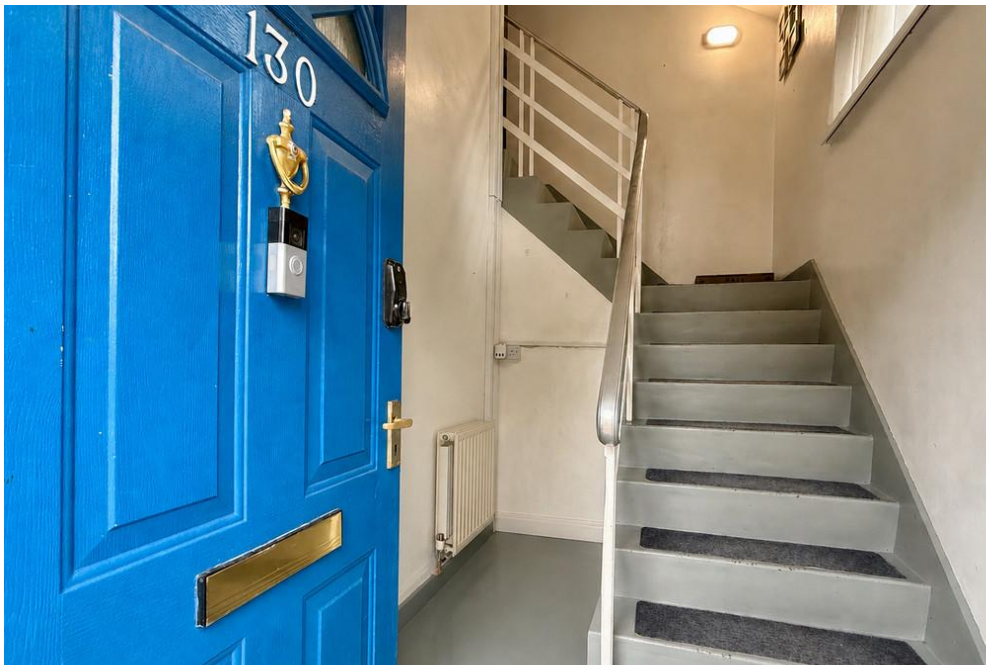
Bathroom

Parking

There is a driveway to the front for a vehicle with secondary parking space to the rear.

Southerly Facing Garden

Agents Notes Lease Length 99 Years, service charge £95.24



1ST FLOOR

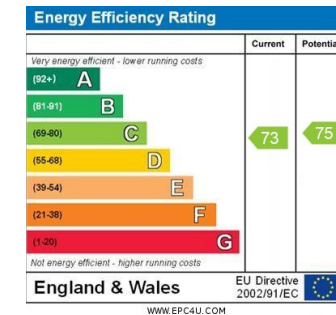


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
& Dibbens**
estate and letting agents

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