



St. Nicholas Avenue, Gosport, PO13 9RR

welcome to

St. Nicholas Avenue, Gosport

-- Ground Floor Maisonette -- Low Maintenance Private Rear Garden -- Two Double Bedrooms -- Great Location -- Ideal First Time Buy, Investment or Home Move -- Modern Fitted Kitchen --

Entrance Hall

UPVC door to front access, cupboard housing electrics.

Lounge

UPVC double glazed window to front elevation, feature fire surround, cupboard housing boiler.

Kitchen

9' 10" x 8' 8" (3.00m x 2.64m)

UPVC door to rear garden, UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl sink and drainer unit, integrated oven, hob, cooker-hood, integrated washing machine and dishwasher, integrated microwave.

Bedroom 1

12' 5" x 9' 7" (3.78m x 2.92m)

UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom 2

11' 9" x 10' 2" (3.58m x 3.10m)

UPVC double glazed window to rear elevation, radiator.

Bathroom

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

Outside

To the front the garden is laid to lawn with a pathway leading to the front door. To the rear the garden is laid to decking and patio, side and rear access, outside tap and enclosed by fencing.





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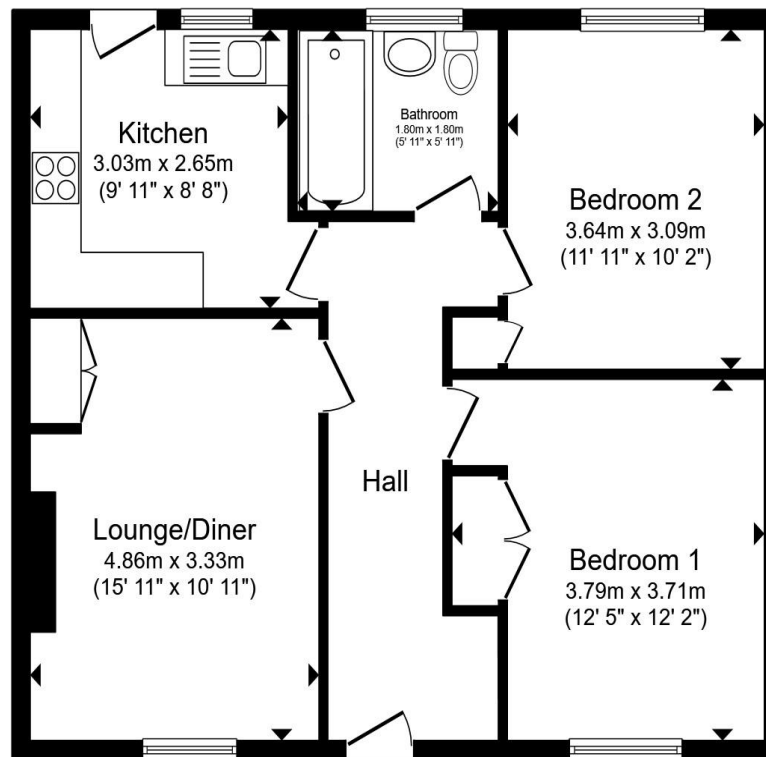
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1380.00

Ground Rent: Ask Agent

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.

£190,000



Total floor area 65.7 m² (707 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



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Property Ref:
GOS113656 - 0002

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.



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