

Kings Road, Gosport,
Hampshire, PO12 1PX

£228,000



Middle Terraced House
Two Reception Rooms
Separate Utility Room
PVCu Double Glazing
Full Width Garage To Rear

Two Bedrooms
Spacious Kitchen
Modern Bathroom With Shower Over Bath
Gas Central Heating
In Our Opinion, An Ideal First Purchase

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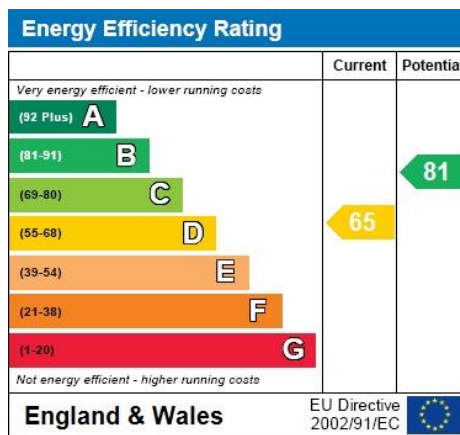
Entrance Hall	PVCu double glazed front door with stained glass panel, radiator, picture rail, stairs to first floor, laminate flooring, archway to:
Lounge	12'6" (3.81m) Into Bay x 10'7" (3.23m) Into Recess PVCu double glazed window, radiator, laminate flooring, coved ceiling, fireplace with marble style inset and hearth with gas fire, built in cupboards to side of chimney breast with shelving above.
Dining Room	13'1" (3.99m) Into Recess x 10'1" (3.07m) PVCu double glazed window, radiator, laminate flooring, coved ceiling, understairs meter cupboard.
Kitchen	12'5" (3.78m) x 8'1" (2.46m) 1½ bowl composite sink unit, wall and base cupboards with worksurface over, built in oven and 5 ring gas hob with cooker extractor canopy over, plumbing for washing machine, PVCu double glazed window, tiled splashbacks, radiator, tall standing cupboard with Potterton gas central heating boiler.
Utility Room	8'5" (2.57m) x 7'3" (2.21m) Space for fridge/freezer, worktop and additional appliance space, coved ceiling, PVCu double glazed door and window.
Bathroom	7'6" (2.29m) x 6'7" (2.01m) Modern white suite of panelled bath with mixer tap and separate shower over, low level W.C. with concealed cistern, vanity hand basin, selection of cupboards and drawers, PVCu double glazed window, tiled splashbacks, aqua panel to bath area, chrome heated towel rail.
ON THE 1ST FLOOR	
Landing	Radiator.
Bedroom 1	14'2" (4.32m) Into Recess x 10'2" (3.1m) PVCu double glazed window, built in cupboard, radiator, coved ceiling.
Bedroom 2	13'5" (4.09m) Into Recess x 10'3" (3.12m) Built in wardrobe, radiator, coved ceiling, access to loft space.
OUTSIDE	
Front Forecourt	Brick wall, slate paving.
Rear Garden	Block paved path and patio, artificial grass, raised flower border.
Detached Garage	13'4" (4.06m) x 10'4" (3.15m) Electric roller door, power and light, accessed via rear service road, personal door to garden.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band B.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.