

Charters
LET
02392 589922

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GUIDE PRICE

£170,000 - £185,000

17 Cobden Street

Gosport, PO12 4QH

A well-presented traditional two-bedroom terraced home, conveniently located close to local amenities and offered for sale with no forward chain. The property benefits from solar panels installed by the current owners, helping to significantly reduce running costs, along with off-road parking to the rear. Internally, the home has been replastered throughout at some stage, creating a fresh and well-maintained feel. An ideal first-time buy or investment opportunity. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing. Phone lines open until 8PM.

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LOUNGE 12' 3" x 12' 7" (3.74m x 3.85m)
KITCHEN 8' 11" x 7' 4" (2.73m x 2.26m)
BATHROOM 7' 0" x 5' 5" (2.14m x 1.67m)
STORE 10' 7" x 3' 8" (3.23m x 1.13m)
STAIRS & LANDING
BEDROOM 12' 2" x 9' 4" (3.73m x 2.85m)
BEDROOM 10' 7" x 8' 9" (3.25m x 2.67m)
GARDEN
GATES FOR OFF ROAD PARKING





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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estate and letting agents

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