

Wilmott Lane, Gosport,
Hampshire, PO12 3RY

£245,000



End Of Terraced House

Lounge

Modern First Floor Shower Room

Gas Central Heating

Bay House School Catchment

Three Bedrooms

Kitchen / Dining Room

PVCu Double Glazing

Garage & Workshop

023 9258 5588

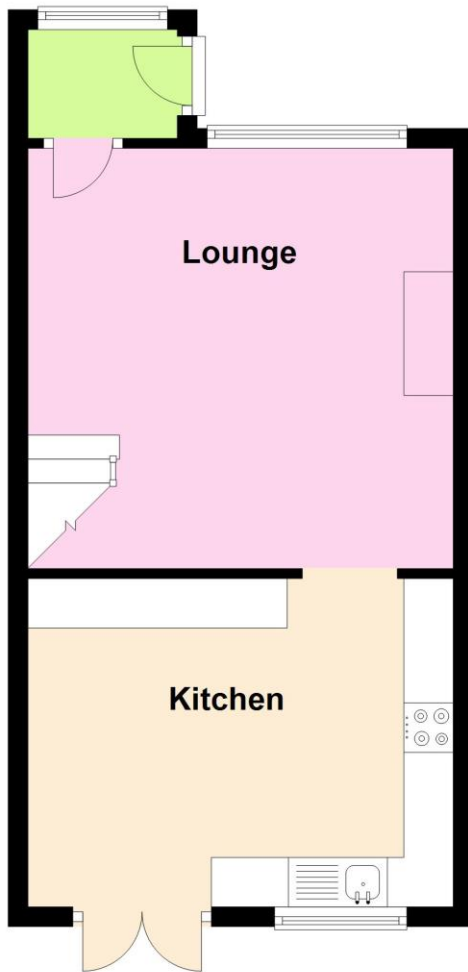
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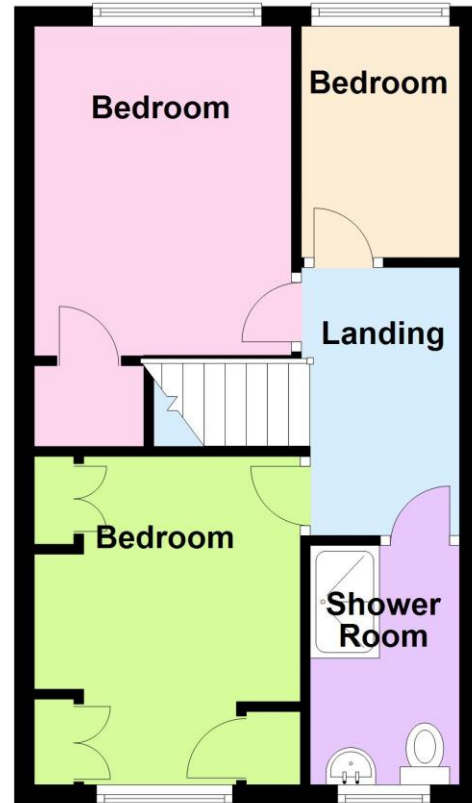
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Ground Floor

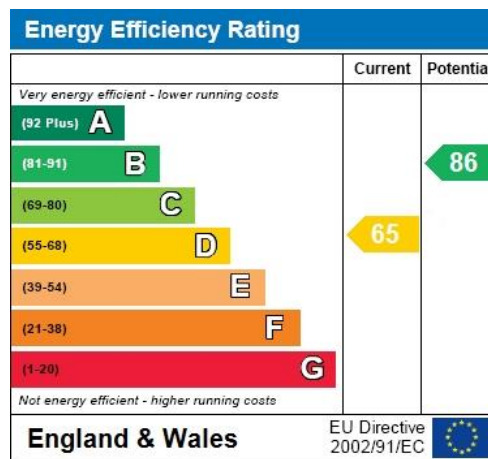


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, gas meter cupboard, glazed internal door to:
Lounge	13'11" (4.24m) x 14'1" (4.29m) PVCu double glazed bow window, 2 radiators, coved ceiling, stairs to first floor, meter cupboard under stairs.
Kitchen / Dining Room	14'1" (4.29m) x 10'10" (3.3m) Comprising single drainer stainless steel sink unit, wall and base units with worksurface over, built-in oven and 4 ring electric hob, plumbing for washing machine, space for fridge/freezer, additional space for separate fridge and freezer, tiled splashbacks, PVCu double glazed window and French doors to garden, radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'11" (3.94m) x 8'6" (2.59m) PVCu double glazed window, radiator, built-in cupboard, coved ceiling.
Bedroom 2	11'1" (3.38m) x 8'10" (2.69m) Fitted wardrobes and bridging unit over bed recess, airing cupboard with wall mounted gas central heating boiler, PVCu double glazed window, radiator.
Bedroom 3	7'9" (2.36m) x 5'3" (1.6m) PVCu double glazed window, radiator, coved ceiling.
Shower Room	A modern shower room with shower cubicle with glass screen with over head shower, hand basin, W.C. with concealed cistern, chrome heated towel rail, tiled walls and floor, PVCu double glazed window.
OUTSIDE	
Front Garden	With lawn and flower borders.
Rear Garden	Sunny aspect garden with paved patio, raised flower borders, outside tap,
Workshop	11'9" (3.58m) x 9'2" (2.79m) Of timber and brick, with timber door to rear, PVCu double glazed personal door to:
Garage	17'8" (5.38m) x 8'2" (2.49m) Cantilever door, power and light.
Tenure	Freehold.
Council Tax	Band B.



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.