

Military Road, Gosport,
Hampshire, PO12 3AS

OFFERS IN EXCESS
OF £237,500



Two Bedrooms
Double Glazed Conservatory
Modern Bathroom With White Suite
Gas Central Heating
In Our Opinion, A Well Presented Home

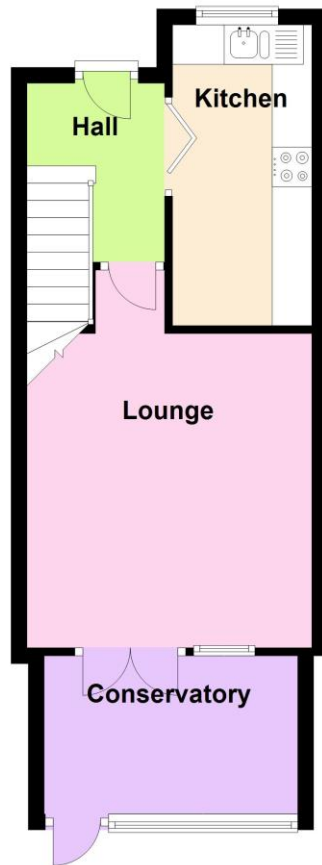
Middle Terraced House
Modern Kitchen
PVCu Double Glazing
Two Allocated Parking Spaces

023 9258 5588

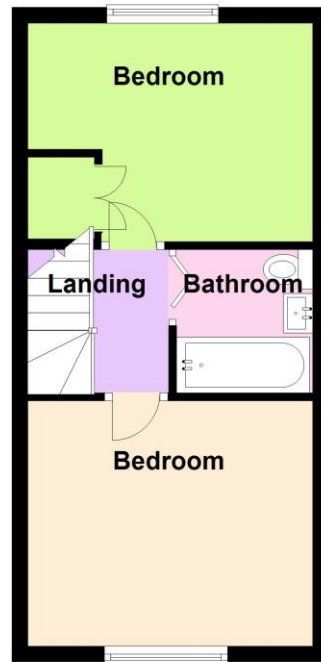
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Ground Floor

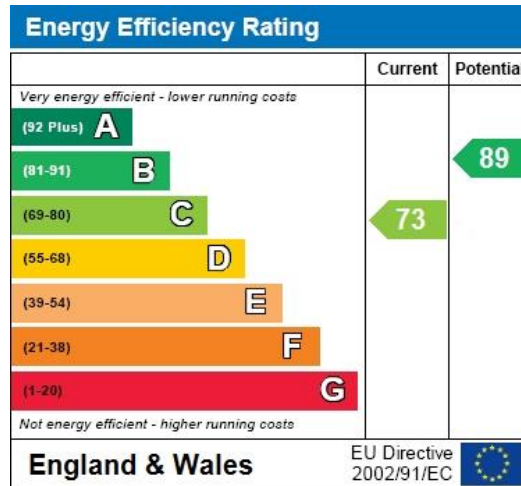


First Floor



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, single radiator, laminate flooring, stairs to first floor, set ceiling with spotlights.
Kitchen	12'5" (3.78m) x 5'8" (1.73m) 1 1/2 bowl sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, laminate flooring, tiled splashbacks, set and coved ceiling with spotlights, radiator, Glow Worm wall mounted gas central heating boiler (installed September 2021).
Lounge	13'1" (3.99m) x 11'9" (3.58m) PVCu double glazed French doors and window to side, giving access to conservatory, radiator, understairs cupboard, coved ceiling.
Conservatory	9'10" (3m) x 6'6" (1.98m) Radiator, PVCu double glazed windows, 1 1/2 door leading to garden, glass roof, laminate flooring, 2 wall lights.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'9" (3.58m) x 10'1" (3.07m) PVCu double glazed window, radiator.
Bedroom 2	11'9" (3.58m) x 9'5" (2.87m) PVCu double glazed window, radiator, overstairs cupboard, laminate flooring.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, set ceiling with spotlights, extractor fan, laminate flooring.
OUTSIDE	
Front Garden	With picket fence, paved path and laid to shingle.
Rear Garden	With shingled are, flower borders, paved path, timber garden shed, rear pedestrian gate leading to allocated parking space in the area opposite. (Circular patio feature may be removed by current owner and replaced with additional gravel).
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk
Tenure	Freehold.
Council Tax	Band B.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.