

Fenwicks are pleased to offer for sale a terraced property presented in good decorative order with driveway parking and a rear garden measuring approximately 100' in length. The property has two, well proportioned reception rooms, a good sized kitchen, two first floor double bedrooms and a first floor bathroom.

Entrance Porch

Double glazed doors from driveway and inner door to:

Hallway

Composite front door, stairs to first floor, radiator.

Lounge 10' 11" x 10' 9" (3.33m x 3.27m)

Double glazed window to front elevation, radiator.

Dining Room 14' 3" x 10' 9" (4.34m x 3.27m)

Double glazed windows, wood effect flooring, radiator, under stairs storage cupboard.

Kitchen 15' 4" x 9' 1" (4.67m x 2.78m)

Range of wall and base units with worktop surfaces and splashbacks, brand new integrated dishwasher, gas hob with extractor over, plumbing for washing machine and space for tumble dryer, wood effect flooring, two double glazed windows, door to garden.

First Floor Landing

Access to loft space

Bedroom One 14' 4" x 10' 10" (4.37m x 3.31m)

Double glazed window, radiator, built in cupboard.

Bedroom Two 10' 8" x 8' 6" (3.26m x 2.59m)

Double glazed window, radiator.

Family Bathroom

Bath with shower over, w.c., wash hand basin, double glazed window.

Outside - Front

Driveway Parking

Outside - Rear

Measuring approximately 100' in depth with patio, large shed, mostly laid to lawn.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

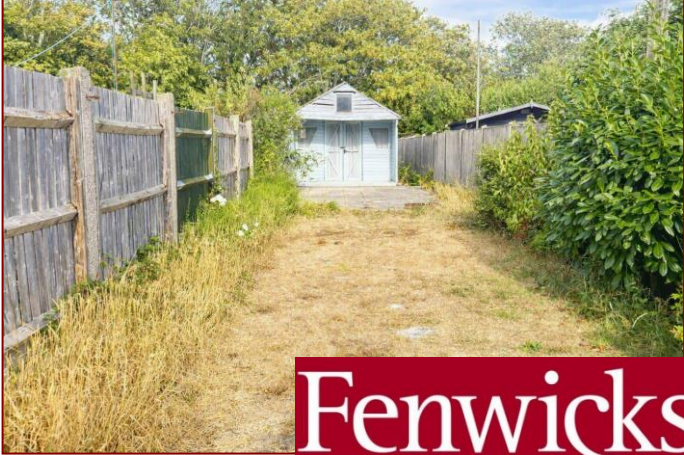
Electric Supply – Mains

Gas Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Freehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£245,000
Elson Lane, Gosport, PO12 4ET

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT