

Wych Lane, Bridgemary,
Gosport, Hampshire, PO13 0NW

£225,000



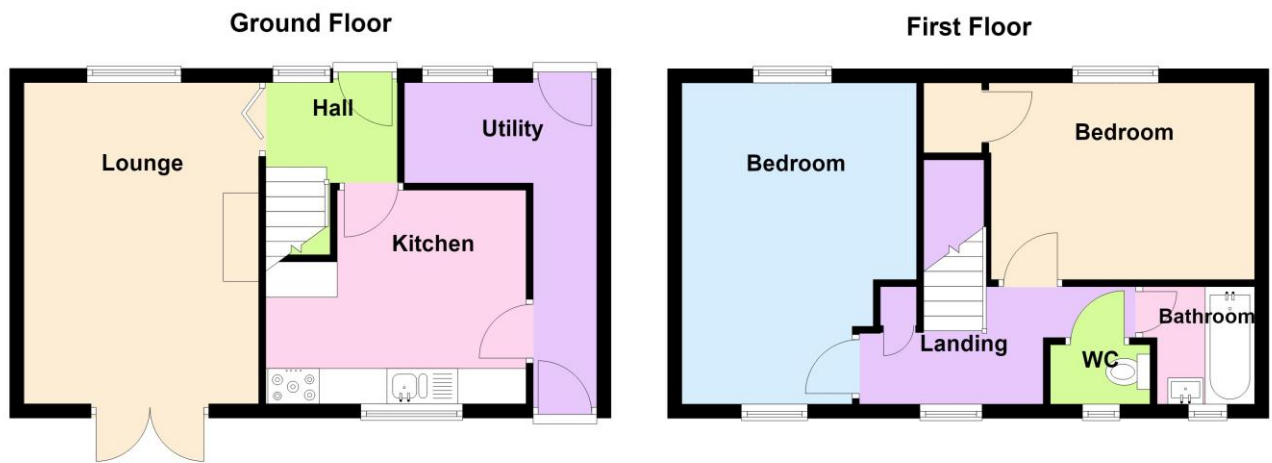
Middle Terraced House
Twin Aspect Lounge
Utility Room
PVCu Double Glazing
Good Size Rear Garden

Two Bedrooms
Kitchen / Breakfast Room
First Floor Bathroom & Separate W.C.
Gas Central Heating

023 9258 5588

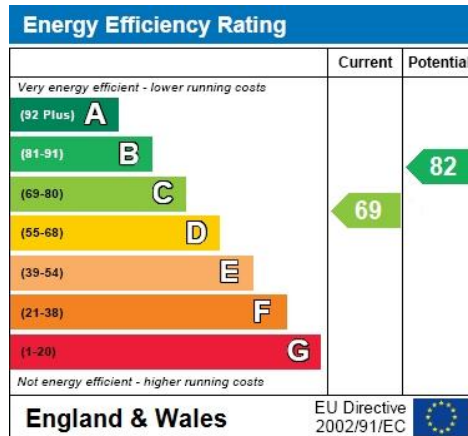
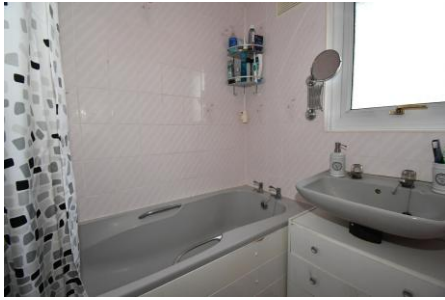
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Entrance Hall	PVCu double glazed front door, radiator, ceramic tiled floor, stairs to first floor.
Lounge	14'10" (4.52m) x 10'10" (3.3m) Twin aspect room, PVCu double glazed window, PVCu double glazed French doors to garden, double radiator, coved ceiling.
Kitchen / Breakfast Room	12'0" (3.66m) Max x 9'10" (3m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, gas cooker point, plumbing for washing machine, PVCu double glazed window, radiator, ceramic tiled floor, cooker extractor canopy, tiled splashbacks.
Side Lobby / Utility	8'10 (2.69m) narrowing to 2'11 (0.89m) x 4'11 (1.5m) widening to 15'0 (4.57m), PVCu double glazed door to both front and rear, ceramic tiled floor, plumbing for dishwasher, base and wall units with worksurface over.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space.
Bedroom 1	14'11" (4.55m) x 11'0" (3.35m) Twin aspect room with 2 PVCu double glazed windows, double radiator, coved ceiling.
Bedroom 2	12'3" (3.73m) x 9'2" (2.79m) PVCu double glazed window, double radiator, built in cupboard.
Bathroom	Panelled bath with separate shower over, hand basin, PVCu double glazed window, chrome heated towel rail.
Separate W.C.	Low level W.C., PVCu double glazed window.
OUTSIDE	
Front Garden	Fence, concreted path.
Rear Garden	With decking area, lawn, borders.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band A.
Property Information	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.