

Offers in Excess of £160,000

Stokes Bay Road, Gosport, PO12 2QU

DRAFT DETAILS: We are awaiting verification from the Vendor that these details are correct



- Popular Stokes Bay Location
- One Bedroom Park Home
- Lounge
- Kitchen/Diner
- Bathroom
- Enclosed Rear Garden
- Raised Decking Area
- Allocated Parking
- UPVC Double Glazed Windows
- Energy Efficiency Rating:- C (70)

Gosport Office

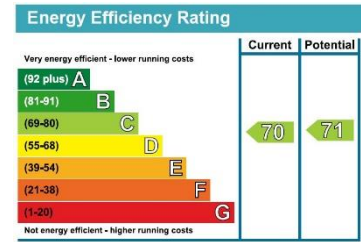
50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gospport1@fenwicks-estates.co.uk

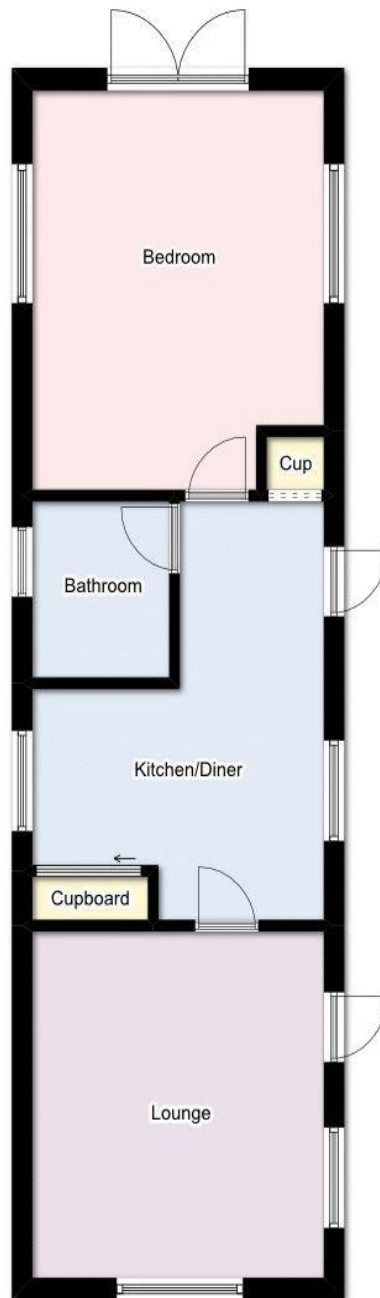
www.fenwicks-estates.co.uk

Property Reference: G1260

Council Tax Band:



Floor Plans (For illustrative purposes and not drawn exactly to scale)



Gosport Office

50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gospport1@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Obscured UPVC double glazed front door to:

Kitchen:-

15' 1" x 11' 6" (4.59m x 3.50m) maximum measurements

Fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, stainless steel single drainer sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, recess and plumbing for washing machine, space for tumble dryer, space for tall free-standing fridge freezer, space for table and chairs, UPVC double glazed windows to both sides, two radiators, cupboard with sliding doors housing combination boiler.



Lounge:-

12' 6" x 11' 7" (3.81m x 3.53m)

Coving to ceiling, double aspect with UPVC double glazed windows to front and side elevations and further double glazed door to side, fire surround, radiator.



Bedroom:-

15' 5" x 11' 6" (4.70m x 3.50m) maximum measurements

With UPVC double glazed windows to both sides and UPVC double glazed French style doors to rear, two radiators, built-in wardrobe with sliding doors, fitted blinds.



Bathroom:-

6' 4" x 5' 5" (1.93m x 1.65m)

Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap and shower connection off, laminate flooring, radiator.

Gosport Office

50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gosport1@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Outside:-

To the rear of the park home is a raised decking area which wraps around to the side. The rest of the rear garden is laid to lawn and stones, enclosed by panelled fencing with a patio areas. To the front of the park home is parking.



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

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Gosport Office

50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gosport1@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

