

£122,500

Williams Close, Gosport, PO13 9QR

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



- End Of Terrace House
- Investment Opportunity, Offered For Sale With Tenant In Situ
- Three Bedrooms
- Entrance Hall
- Lounge
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Double Glazing Throughout
- Energy Efficiency Rating:- D (60)

Gosport Office

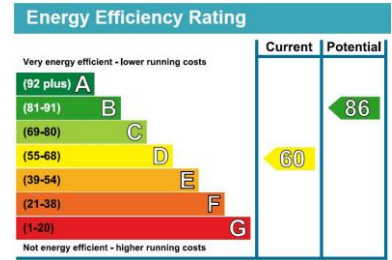
50 Stoke Road Gosport PO12 1HX

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

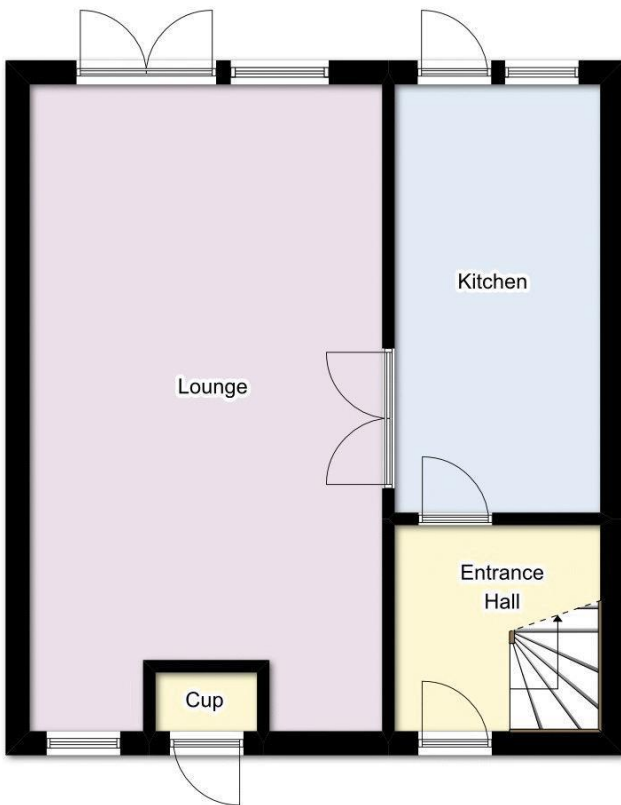
www.fenwicks-estates.co.uk

Property Reference: G1332

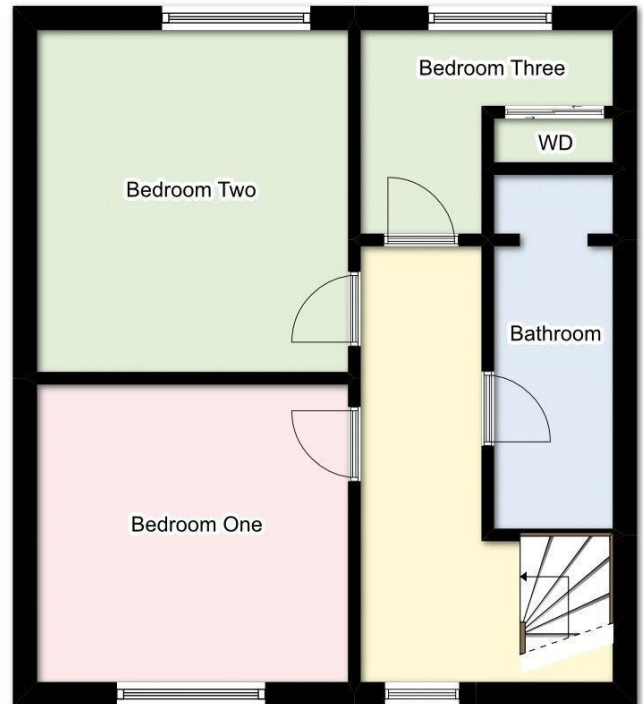
Council Tax Band: A



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



Ground Floor



First Floor

Gosport Office

50 Stoke Road Gosport PO12 1HX
Tel: 02392 529889 | E: gosport1@fenwicks-estates.co.uk
www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC double glazed front door to:

Entrance Hall:-

Stairs to first floor.

Kitchen:-

17' 8" x 8' 4" (5.38m x 2.54m)

UPVC double glazed windows and double glazed single door to rear elevation, fitted with a range of base cupboards and matching eye level units, space and plumbing for washing machine, electric eye level oven, electric hob, stainless steel sink unit, electric storage heater, French doors to:



Lounge:-

24' 2" x 11' 4" (7.36m x 3.45m)

UPVC double glazed window to front elevation and UPVC double glazed windows to rear elevation, two electric storage heaters.



First Floor Landing:-

Bedroom One:-

12' 0" x 11' 4" (3.65m x 3.45m)

UPVC double glazed windows to front elevation.



Bedroom Two:-

11' 9" x 11' 4" (3.58m x 3.45m)

UPVC double glazed windows to rear elevation, electric storage heater.

Gosport Office

50 Stoke Road Gosport PO12 1HX

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

www.fenwicks-estates.co.uk



Outside:-

Low maintenance rear garden, predominantly decked with patio area, rear pedestrian access.

Bedroom Three:-

8' 4" x 6' 8" (2.54m x 2.03m) maximum measurements

UPVC double glazed windows to rear elevation, electric panel heater.



Bathroom:-

8' 8" x 5' 4" (2.64m x 1.62m) plus recess

Pedestal wash hand basin, panelled bath with shower over and brass effect mixer tap, archway through to low level close coupled WC.



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

