

£270,000

Ham Lane, Gosport, PO12 4AN

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



- Semi Detached House
- Entrance Hall
- Cloakroom
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Energy Efficiency Rating:- D (67)

Gosport Office

50 Stoke Road Gosport PO12 1HX

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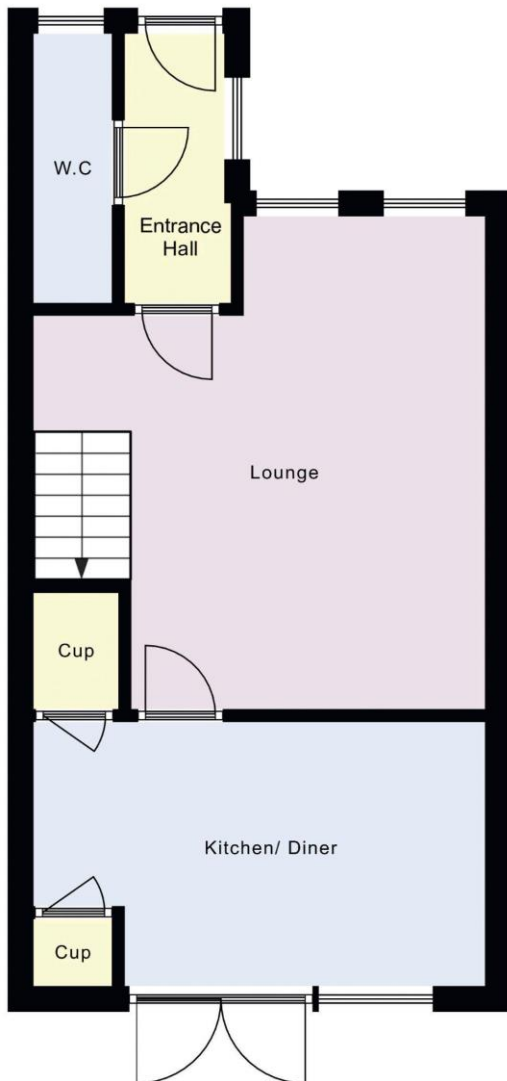
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Property Reference: G1388

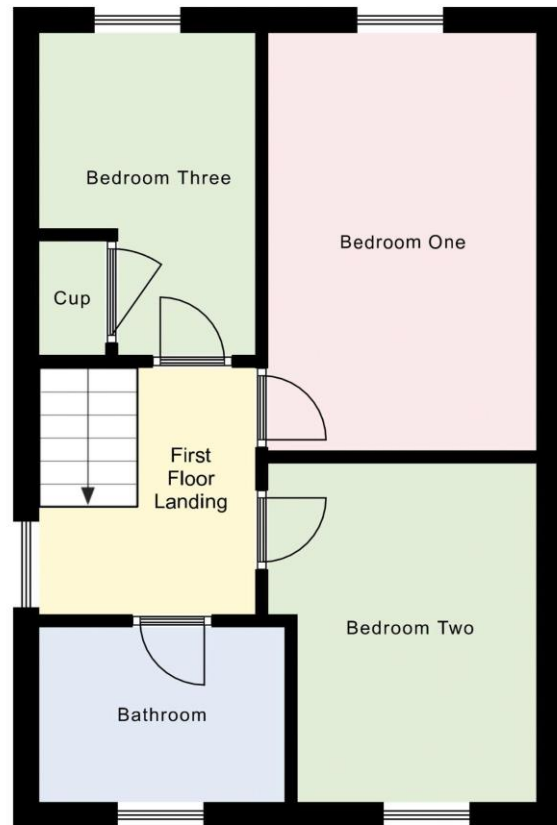
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

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Situated in a popular cul de sac within Gosport is this delightful and well presented semi detached house, offered for sale with no forward chain.

The Accommodation Comprises:-

Wooden front door to:

Entrance Hall:-

Double glazed window to side elevation, radiator.

Cloakroom:-

Obscured double glazed window to front elevation, close coupled W.C, wash hand basin set in vanity unit, radiator, fuse box to wall.



Lounge:-

15' 9" x 14' 6" (4.80m x 4.42m) maximum measurements

Two double glazed windows to front elevation, radiator, laminate flooring, living flame gas fireplace with attractive surround, two radiators, stairs to first floor.



Kitchen/ Diner:-

14' 5" x 8' 3" (4.39m x 2.51m)

Double glazed window to rear elevation, double glazed French style doors to rear garden, tiled flooring, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, one half bowl sink and drainer, stainless steel sink unit with mixer tap, integrated electric oven, gas hob, extractor hood over, recess and plumbing for washing machine and space for fridge/freezer, tiled flooring, radiator, cupboard housing combination boiler, deep under stairs storage cupboard.



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First Floor Landing:-

Access to loft space, double glazed window to side elevation.



Bedroom One:-

13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed window to front elevation, radiator.



Bedroom Two:-

10' 9" x 8' 6" (3.27m x 2.59m) maximum measurements

Double glazed window to rear elevation, radiator.



Bedroom Three:-

10' 2" x 5' 8" (3.10m x 1.73m) maximum measurements

Double glazed window to front elevation, radiator, cupboard housing hot water tank.



Bathroom:-

6' 1" x 5' 6" (1.85m x 1.68m)

Close coupled W.C, panelled bath with mixer tap and shower attachment, wash basin set in vanity unit, fitted mirror, ladder style radiator, extractor fan, double glazed obscured window to rear elevation.

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Outside:-

The property benefits from an enclosed garden, primarily laid to lawn with patio area, outside water tap and light, side pedestrian access. To the front of the property there are two allocated parking spaces, lawned garden.



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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.

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