

Cobden Street, Gosport, Hampshire, PO12 4QH

£160,000



Middle Terraced House  
Two Reception Rooms  
PVCu Double Glazing  
No Forward Chain

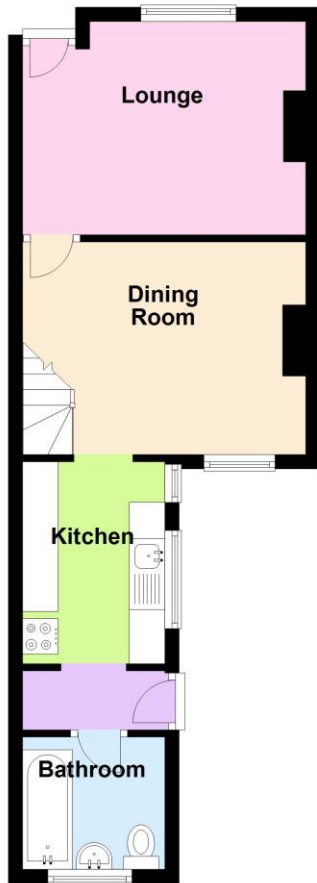
Two Bedrooms  
Bathroom With White Suite  
Gas Central Heating

**023 9258 5588**

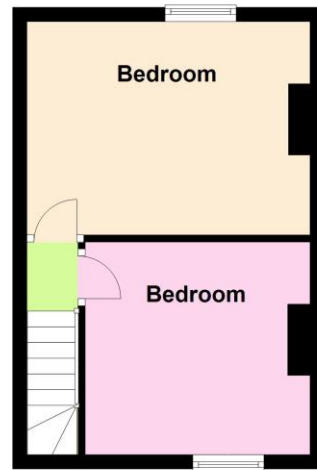
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**Ground Floor**

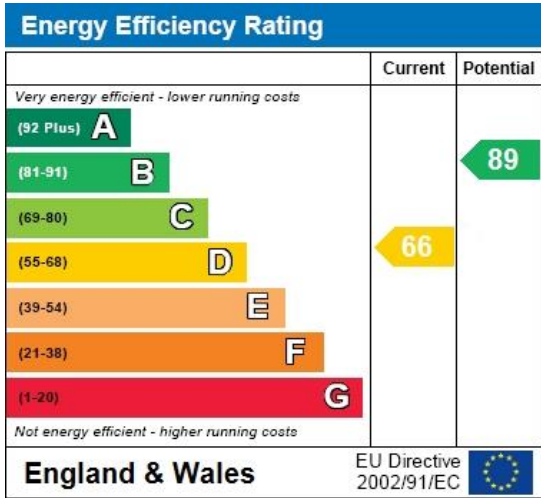


**First Floor**



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 50 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Lounge	13'0" (3.96m) x 9'9" (2.97m) PVCu double glazed window and front door, radiator.
Dining Room	13'1" (3.99m) x 9'9" (2.97m) PVCu double glazed window, radiator, stairs to first floor.
Kitchen	9'3" (2.82m) x 6'6" (1.98m) Single drainer stainless steel sink unit, wall and base units with worksurface over, space for fridge/freezer, plumbing for washing machine, recess for cooker, PVCu double glazed window, ceramic tiled floor.
Rear Lobby	With PVCu double glazed door to garden, recess with wall mounted gas central heating boiler.
Bathroom	White suite of panelled bath with shower over, W.C., hand basin, radiator, tiled splashbacks, extractor fan, PVCu double glazed window.
<b>ON THE 1ST FLOOR</b>	
Landing	
Bedroom 1	13'0" (3.96m) x 9'9" (2.97m) PVCu double glazed window, radiator.
Bedroom 2	10'7" (3.23m) x 9'9" (2.97m) PVCu double glazed window, radiator.
Rear Garden	With timber shed, rear pedestrian gate.
Agents Note	The owner has advised us that the property was previously let and that there is a current electric safety certificate and gas safety certificate.



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.