



Prince Alfred Street, Gosport PO12 1QH

welcome to

Prince Alfred Street, Gosport

A well-presented two-bedroom home ideally located close to shops, schools, and transport links. Featuring a separate lounge and dining room, modern kitchen and bathroom, utility area, and two spacious double bedrooms. The low-maintenance rear garden offers a private outdoor space.

Entrance Porch

Entrance Hall

Lounge

11' 8" max x 9' 7" max (3.56m max x 2.92m max)

Dining Room

12' 11" max x 11' 8" max (3.94m max x 3.56m max)

Conservatory / Utility

18' 5" max x 4' 10" max (5.61m max x 1.47m max)

Kitchen

11' 7" max x 6' 5" max (3.53m max x 1.96m max)

Bathroom

On The First Floor

Bedroom One

12' 11" max x 11' 10" max (3.94m max x 3.61m max)

Bedroom Two

12' 11" max x 8' 3" max (3.94m max x 2.51m max)





Front & Rear Gardens

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Prince Alfred Street, Gosport

- Well-Presented Two Bedroom House
- Separate Lounge & Dining Room
- Modern Bathroom & Kitchen
- Utility Area
- Two Double Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS113690 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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