



Little Woodham Lane, Gosport, PO13 8EQ

welcome to

Little Woodham Lane, Gosport

Detached two-bedroom coach house offered with no onward chain, featuring a master en suite, modern fitted kitchen, allocated parking, external brick shed and an enviable position beside Alver Valley Country Park.

Hall

Landing

Lounge / Diner

13' 11" max x 13' 10" max (4.24m max x 4.22m max)

Kitchen

9' 9" max x 9' max (2.97m max x 2.74m max)

Bedroom 1

14' 6" max x 9' 3" max (4.42m max x 2.82m max)

En-Suite

Bedroom 2

8' 6" max x 7' 9" max (2.59m max x 2.36m max)

Bathroom

External Brick Shed

Allocated Parking Space

Agents Note:

Rowner Levy - circa £14 pcm

Additional 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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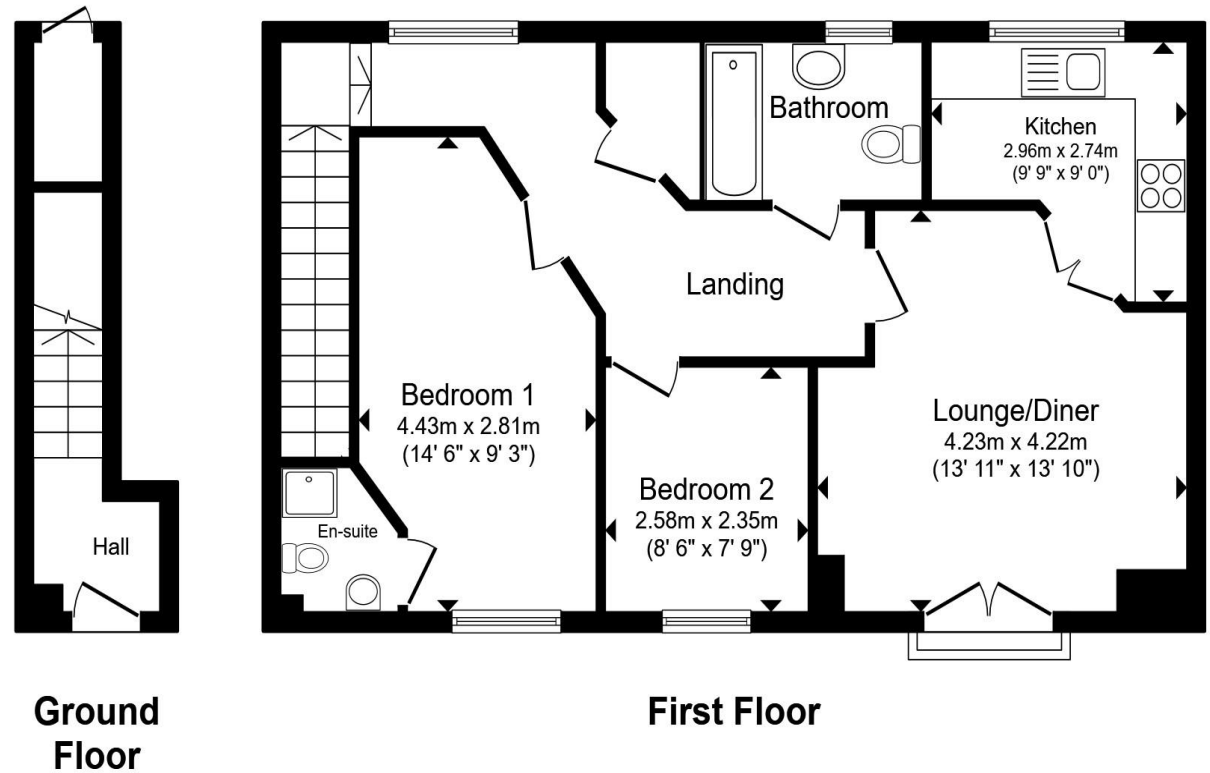
welcome to

Little Woodham Lane, Gosport

- Detached Two Bedroom Coach House
- Master Bedroom with En Suite
- Modern Fitted Kitchen
- Allocated Parking
- No Onward Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£210,000



Total floor area 68.4 m² (736 sq.ft.) approx

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.propertybox.io

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Property Ref:
GOS113952 - 0002

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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