

26 Cowslip Close

Gosport | Hampshire | PO13 0BQ



Guide Price: £190,000 - £200,000

Chapplins
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Overview

- Two Double Bedrooms
- Shower Room
- Lounge/Diner
- Kitchen
- Low maintenance paved garden
- Garage with driveway parking
- No onward chain



GUIDE PRICE £190,000 - £200,000. An ideal first time buyer or investment property with two double bedrooms, a shower room, lounge/diner, kitchen, low maintenance rear garden, garage and driveway parking, all offered with no onward chain. Please call to view.



The house itself has a spacious open plan lounge/dining space with separate hallway area near the front door, there is a kitchen to the rear and upstairs there are two double bedroom and a shower room. The loft has a ladder and is boarded with some built in shelving. The house is in good order throughout.



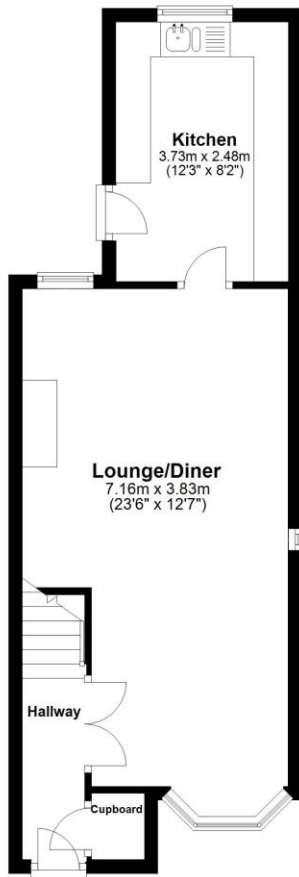
To the front there is a green area where there is a pathway to the front door and a pedestrian access to the rear garden. From the rear garden there is a pedestrian door giving access to the garage which also has an up and over door which leads to the parking space outside the garage.



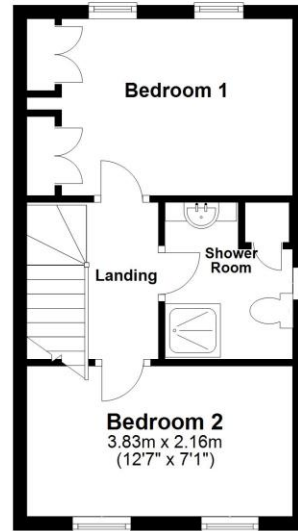
Directions

From Fareham take the A32 towards Gosport, take the right turn into Wych Lane then first left into Tukes Avenue, at the roundabout take the first left into Heather Close then first right into Cowslip Close, follow the road around and take the first turning on the right where there are visitor bays at the front of the property.

Ground Floor



First Floor



Total area: approx. 65.6 sq. metres (706.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.