

# 201 Gosport Road

Fareham | Hampshire | PO16 0QD



Guide Price: £190,000 to £200,000

**Chapplins**  
A family business



## A family business

### Overview

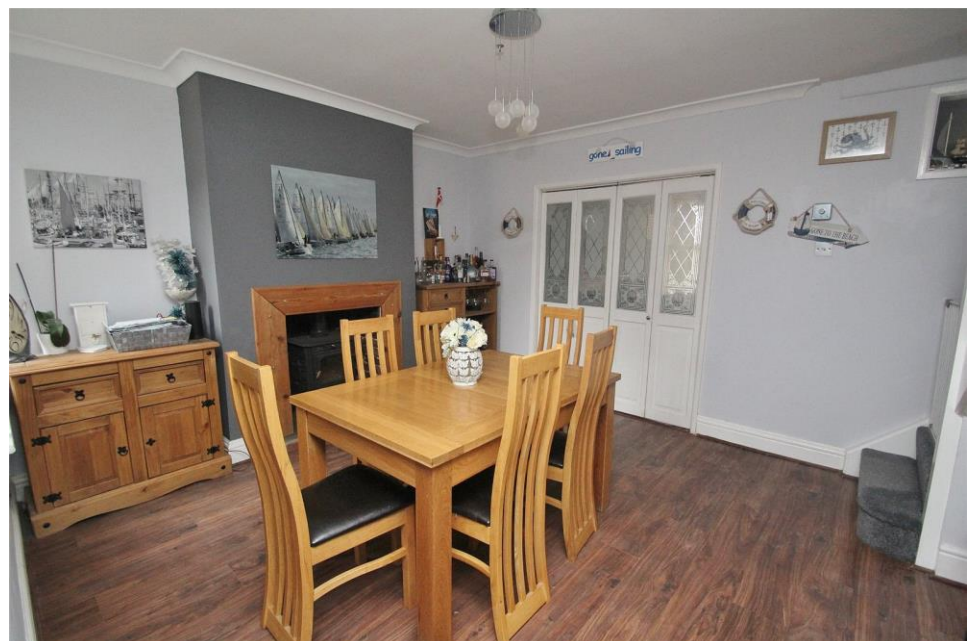
- Three bedroom terraced house
- Period property
- Newly fitted kitchen
- Two reception rooms
- Private rear garden
- Fitted family bathroom
- Working log burners



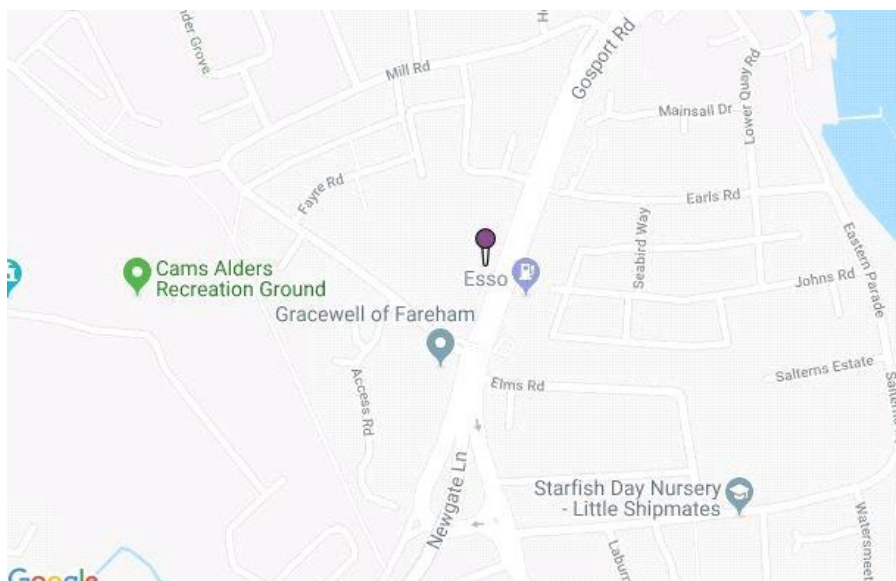
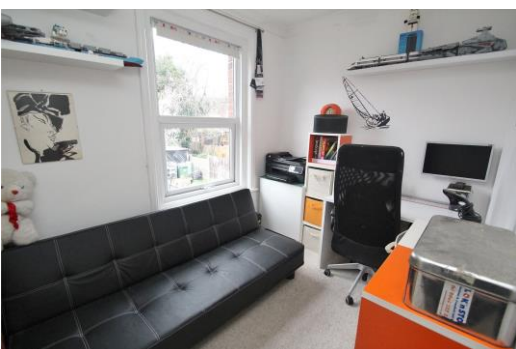
***GUIDE PRICE £190,000 to £200,000. Chapplins are proud to present to the market this three bedroom period terraced house. The property boasts a stunning newly fitted kitchen and two further reception rooms both with working log burners. An early viewing is highly recommended to avoid disappointment!***



On approach a tiled path leads to the main entrance which opens into a porch way, a further door then opens in to the lounge which has a bay window and working log burner. Bi-folding internal doors open to a separate dining room with further log burner, stairs to the first floor landing and open arch way to a newly fitted kitchen with built in appliances. On the first floor there are three bedrooms and a fitted family bathroom.



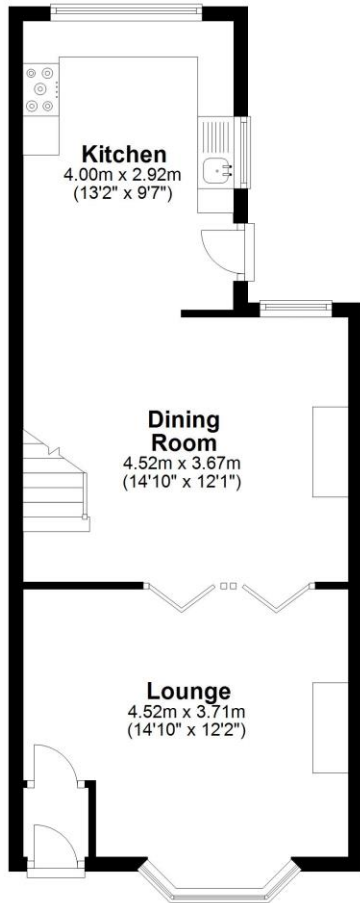
The property benefits from a generously sized private rear garden with a laid lawn, paved patio and stepping stones leading to a wooden storage shed to the rear. There are wooden fence boundaries surrounding the garden.



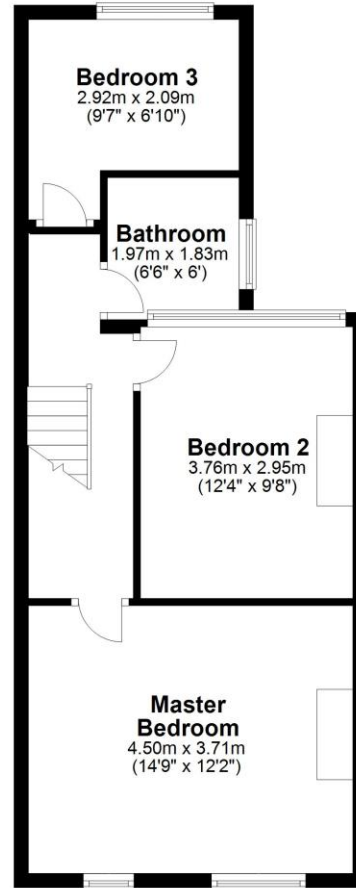
## Directions

From the centre of Fareham proceed along the Gosport Road. Go straight across at the mini roundabout and the property can be found on the right hand side of the road as indicated by our for sale board.

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	84
EU Directive 2002/91/EC			

# Chapplins

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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.