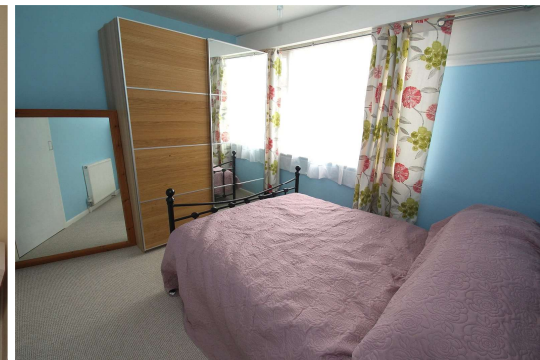


Wycote Road

Gosport | Hampshire | PO13 0TG



Guide Price: £180,000 - £190,000

Chapplins

A family business



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Overview

- Three bedrooms
- Mid terraced
- Extended to the rear
- Drive way
- Private rear garden
- Modern fitted kitchen
- Gas central heating
- Double glazed



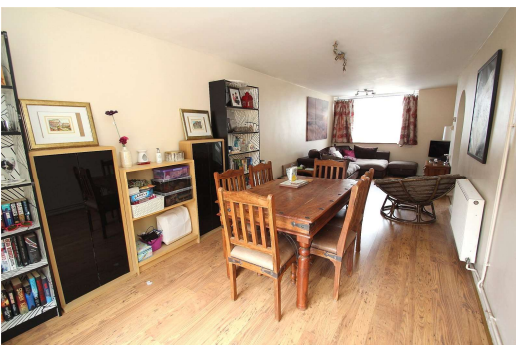
GUIDE PRICE £180,000 - £190,000. *A good sized family home which has been extended ion the ground floor to provide a large lounge/dining room and a large kitchen, there is a small garden to the rear and to the front a private driveway offering parking for two cars.*



The house itself has an entrance hall, a kitchen and large lounge and dining area on the ground floor and upstairs are three bedrooms and a family bathroom.



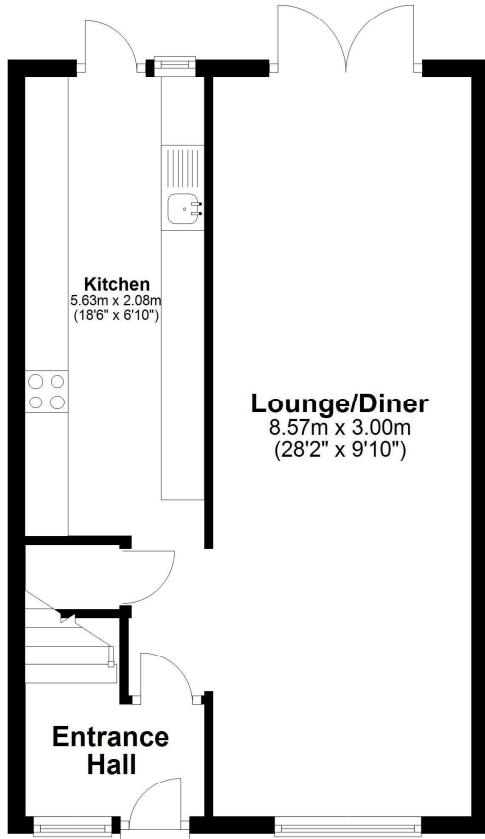
To the front of the property there is a double driveway offering parking for two cars, the rear garden has a paved area, some decking and a small lawn area and the boundaries are fenced.



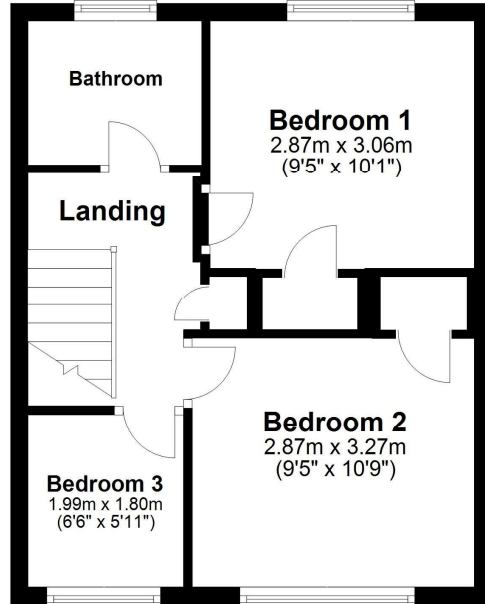
Directions

from Fareham town centre proceed along the A32 towards Gosport. Stay in the left hand lane and once the dual carriage way becomes single (still on the A32) take the third turning on the right into Wych Lane and Wycote Road is the third turning on the right.

Ground Floor



First Floor



Total area: approx. 78.6 sq. metres (846.4 sq. feet)

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

Agents Notes

DRAFT DETAILS TO BE CONFIRMED

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.