



GOSPORT STREET, £550,000 FREEHOLD, COUNCIL TAX BAND- C EPC-D

A RARE OPPORTUNITY TO ACQUIRE THIS THREE/FOUR BEDROOM, THREE STOREY, GEORGIAN SEMI DETACHED. IT HAS BEEN IN THE SAME FAMILY FOR MANY YEARS. IT HAS BEEN RECENTLY MODERNISED TO A HIGH STANDARD, NEWLY DECORATED, COMPLETELY REWIRED, NEW CENTRAL HEATING WITH ROOF INSULATION, ALONG WITH FLEXIBLE PLUMBING INSTALLATIONS FOR KITCHEN AND BATHROOMS. DELIGHTFUL SUNNY LOW MAINTENANCE COURTYARD REAR GARDEN, WITH A SIDE ACCESS.



for every step...

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The Approach:

Small garden frontage with original stone steps and a solid wooden front door, providing access to the:

Entrance Hallway:

Solid wooden flooring, ceiling light points, dogleg stairs to first floor landing and accommodation with single door access to the cellar. Additional storage cupboard, double radiator, and wall mounted heating thermostat with a door to the:

Sitting Room:

Georgian style double glazed sash window to the front, double radiator, tiled fire surround with matching mantle and hearth giving access to the open fireplace.

Kitchen/Breakfast Room:

Single glazed window to the rear, roll edged work surface in part to one wall with a range of base units below, stainless steel sink and drainer unit in set to the work surface with mono taps above, wall mounted glowworm gas heating and hot water combination boiler. Both gas and electric points with further door leading to the:

Rear Hallway:

Part wooden and obscure single glazed

door giving access to the rear garden. Power points and door off to the:

Ground Floor Bathroom:

Obscure secondary double glazed window to the rear, matching suite comprising of low-level WC, pedestal wash hand basin, panel bath and part tiled walls.

Dogleg stairs from the Entrance Hallway, giving access to:

First Floor Landing:

Obscure double glazed sealed window to the side and double radiator.

Dogleg stairs to the Second Floor Landing and Accommodation.

Doors off to all first floor accommodation, including door to:

Bedroom One:

Wooden and multi glazed sash window to the front, double radiator, power points, wooden fireplace with matching mantle and wrought iron.

Bedroom Two:

Wooden and multi glazed Georgian style sash windows to the rear, double radiator, power points, concealed fireplace with wooden mantle and hearth.

Dogleg stairs from the First Floor Landing, providing access to:

Bedroom Three:

Double glazed window to the front, double radiator, power points and door off to the:

Fourth Bedroom/ Ensuite Dressing/ Bathroom:

This has currently been left unfitted, but has all the pipework and infrastructure to turn it into an Ensuite Bathroom or Walk-in Wardrobe.

Outside:

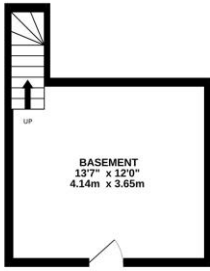
The front garden is again enclosed to one side and the front in part by brick walling and wrought iron fencing and is accessed via wrought iron gate which leads in turn to a patio path to the side. There is a further concrete area access to the seller and an earth dug border. There is access along the side of the property again via a stone path which leads to a wooden privacy gate which is direct access into the:

Rear Garden:

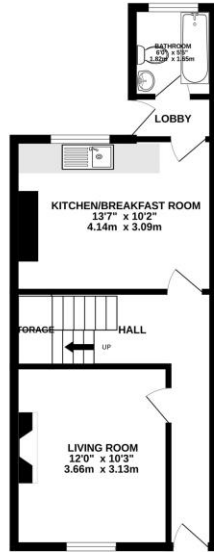
The rear garden is enclosed in part to both sides by brick walling and timber fencing with a further solid brick wall at the rear. It has been laid mainly to pave with a raised brick border to one side and the rear containing an array of shrubs and bushes.



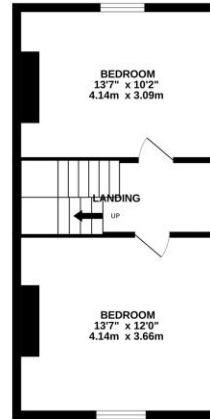
BASEMENT
184 sq.ft. (17.1 sq.m.) approx.



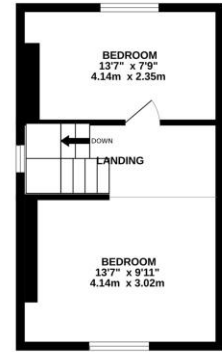
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



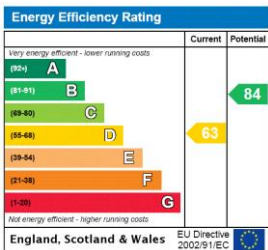
2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS240016

Water Supplier: TBC

Heating: Glowworm

Broadband: for supplier and speed we refer to Ofcom.

Coastal Erosion Management in your Area- Gov.uk

Shown were correct at the time of printing



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