

£230,000

16 Lanyard Drive

Gosport, PO13 9UY

PROPERTY SUMMARY

We are pleased to offer to the market this two bedroom contemporary home, located in a modern development within walking distance of local shops, schools and amenities. The accommodation comprises of a modern fitted kitchen/diner, separate lounge, conservatory, two double bedrooms and fitted bathroom. The property further benefits from an enclosed, low maintenance rear garden and off road parking for two vehicles located to the front. An internal inspection comes highly recommended to fully appreciate all this property has to offer.

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PORCH

LOUNGE 14' 6" x 12' 7" (4.42m x 3.86m)

KITCHEN/DINER 14' 6" x 8' 5" (4.42m x 2.57m)

CONSERVATORY 12' 5" x 9' 6" (3.79m x 2.92m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 1" x 10' 6" (4.31m x 3.21m)

BEDROOM TWO 10' 7" x 7' 8" (3.23m x 2.36m)

BATHROOM

OUTSIDE

REAR ENCLOSED GARDEN

TWO ALLOCATED PARKING BAYS



16 LANYARD DRIVE

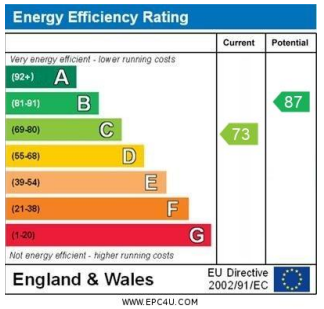
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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