



GUIDE PRICE  
**£267,500 - £280,000**  
**34 St Francis Road**  
Gosport, PO12 2UG

## PROPERTY SUMMARY

Located in the popular St Francis Road is this well presented and extended family home. This fantastic property has so much to offer including two double bedrooms, two reception rooms, downstairs cloakroom and first floor shower room, garage, parking, double glazing, gas central heating and more. Located close to Stokes Bay beach, local schools and amenities this property in our opinion really is a must see so call our Gosport office now to avoid missing out.





## **PORCH**

**LOUNGE/DINER** 19' 3" x 11' 10" (5.87m x 3.63m)

**KITCHEN** 11' 10" x 8' 1" (3.63m x 2.48m)

**CONSERVATORY** 10' 3" x 10' 4" (3.14m x 3.17m)

## **CLOAKROOM**

## **FIRST FLOOR LANDING**

**MASTER BEDROOM** 10' 9" x 11' 11" (3.28m x 3.64m)

## **BATHROOM**

**BEDROOM TWO** 8' 2" x 11' 11" (2.51m x 3.64m)

## **GARDEN**

## **GARAGE**

## **AGENTS NOTE**

Freehold

Council Tax Band C

EPC Rating C



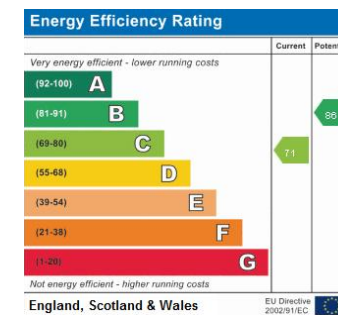
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band

**VIEWINGS**  
By prior appointment only



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