



**St. Andrews Road, Gosport, PO12 1QB**

**welcome to**

## **St. Andrews Road, Gosport**

-- Beautifully Presented Three Double Bedroom Victorian Home -- Garage To The Rear -- Three Reception Areas -- Gas Central Heating & Double Glazing -- Generous Sized Rear Garden -- Period Features Throughout -- This Is A MUST View --

### **Front Garden**

Brick wall, Indian sandstone paving with Victorian paved path. (The original wrought iron gate and railings are retained should the buyer wish to restore them.) Victorian glazed front door with wrought iron porch over.

### **Entrance Hall**

Original sanded floorboards, black period style radiator, high ceiling, exposed brick wall, period staircase with runner, under stair storage cupboard (also housing gas and electricity meter) with coat hooks and shoe storage.

### **Reception Room 1**

13' 6" into bay x 12' 10" max ( 4.11m into bay x 3.91m max )

Currently arranged as a home office though the buyer may wish to return it to its original use as a lounge. Alcoves either side of chimney breast, bay window with wood Venetian blinds to stay. Double glazed UPVC sash. Vertical metallic period style radiator.

### **Reception Room 2**

14' 4" max x 10' 4" max ( 4.37m max x 3.15m max )  
Currently used as a lounge, it features original floorboards, black period style radiator, feature fireplace, built-in shelving, deep skirting boards, coving, double doors to Conservatory.

### **Conservatory**

13' 2" max x 12' 2" max ( 4.01m max x 3.71m max )  
Black UPVC conservatory arranged as a dining area and playroom with views out to the garden. New carpet, radiator, access to WC and utility room.

### **Toilet**

Toilet, period style flooring.

### **Utility Room**

With original pantry shelves and cupboards, original tiled floor, alcoves for washing machine and tumble dryer, and storage area.

### **Kitchen**

9' 7" max x 8' 4" max ( 2.92m max x 2.54m max )  
Basin with stainless steel mixer tap and draining board, white base and wall units, gas cooker with 4 hobs, black and white period style floor, radiator, multi-directional lighting.

### **First Floor Landing**

Loft access with drop-down ladder, doors to:

### **Bedroom One**

13' 8" into bay x 11' 8" max ( 4.17m into bay x 3.56m max )  
Double glazed Sash bay window with window seat storage, white period style radiator, built-in cupboard, built-in wood shelving, carpet.

### **Bedroom Two**

14' 4" max x 10' 5" max ( 4.37m max x 3.17m max )  
Double glazed Sash window, exposed brick chimney breast feature, custom built-in cupboard and drawers (soft close), white period style radiator, carpet.

### **Bedroom Three**

9' 7" max x 8' 4" max ( 2.92m max x 2.54m max )  
Double glazed Sash window, deep skirting boards and coving, carpet. Currently arranged as a double with freestanding wardrobe and drawers.

### **Bathroom**

Bath with shower over, built-in cupboard, toilet, sink with storage underneath, period style black and white flooring, radiator, double glazed sash window.





### **Loft**

Boarded within the last 18 months, generous sized space with plenty of ceiling height. Lighting and drop-down ladder.

### **Garden**

Lawn to the left with L shaped Indian sandstone patio to the right, and access to the back gate.

### **Shed**

Brick built structure with felted roof, kitchen cupboard units and tool storage on walls.

### **Garage**

Accessed by a door from the garden, or by up and over manual door from the alley, there is a generous turning circle allowing for storage of a decent sized car.

### **Additional Note**

The current owner has architect drawings and planning permission for a rear extension creating open plan living space/kitchen and a utility space, as well as a full width double garage with eaves storage.



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- Garage To The Rear
- Three Reception Areas
- Gas Central Heating & Double Glazing
- Generous Sized Rear Garden

Tenure: Freehold EPC Rating: C

**£325,000**



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