



St. Andrews Road, Gosport PO12 1QA

welcome to

St. Andrews Road, Gosport

A beautifully extended Victorian four-bedroom semi-detached home offering a subtle blend of modern living and original character features. Situated in a highly convenient location close to Stoke Road and within walking distance of the passenger ferry to Portsmouth. This is a must see home!

Entrance Hall

Composite front door, radiator, stairs to first floor with cupboard under.

Cloakroom

Upvc obscure double glazed window to rear aspect, radiator, wc, wash hand basin.

Study/ Family Room

12' 9" max x 10' 5" max (3.89m max x 3.17m max)
Inset log burner feature fireplace, double doors to utility room.

Lounge

14' not into bay x 12' 2" max (4.27m not into bay x 3.71m max)
Upvc double glazed box bay window to front aspect, radiator, gas feature fireplace, opening to dining room:

Dining Room

13' 3" max x 10' 1" max (4.04m max x 3.07m max)
Two Upvc double glazed windows to side aspect, radiator.

Kitchen

13' x 9' 3" (3.96m x 2.82m)
Upvc double glazed window to rear and side aspect, Upvc double glazed door to side, matching range of eye and base level units with work surface over, butler style sink, range cooker with hood over, integrated fridge/ freezer and dishwasher.

Utility Room

6' 6" max x 10' 2" max (1.98m max x 3.10m max)
Upvc double glazed window to rear aspect, Upvc double glazed door to conservatory, plumbing for washing machine and tumble dryer, space for addition fridge/freezer, cupboard enclosing wall mounted boiler.

Conservatory

20' 6" max x 11' 4" max (6.25m max x 3.45m max)
Upvc double glazed construction, sliding doors to garden, downlights, lantern glass roof.

Landing One

Stairs to second floor.

Bedroom Two

14' 2" max x 15' 6" max (4.32m max x 4.72m max)
Upvc double glazed box bay to front aspect, radiator.





Bedroom Three

13' 3" max x 10' 7" max (4.04m max x 3.23m max)
Upvc double glazed window to rear aspect, radiator.

Bedroom Four

11' max x 10' max (3.35m max x 3.05m max)
Upvc double glazed window to rear aspect, radiator.

Family Bathroom

Upvc obscure double glazed window to front aspect, wc with high level cistern, traditional wash hand basin, claw feet bath with shower over, radiator, tiled floor and surrounds.

Landing Two

Sky light, eave storage, door to master bedroom.

Master Bedroom

16' 4" max x 14' 6" max (4.98m max x 4.42m max)
Upvc double glazed window to side aspect, radiator, built-in wardrobe, loft access, eave storage.

En-Suite Shower Room

Double shower cubicle, heated towel rail, extractor fan, wash hand basin, wc, tiled floor and surrounds.



Rear Garden

Patio extends to laid to lawn area, approximately west facing, shrub/flower borders, outside tap and power points, summer house, shed, enclosed to perimeters, pedestrian side access.

Front Garden

Block paved area, pathway to front door, pedestrian side access. The vendor has obtained permission from the council to put parking at the front of property.



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welcome to

St. Andrews Road, Gosport

- Extended Victorian Four Bedroom Semi-Detached
- Subtle blend of modern living and character features
- Master bedroom with en-suite shower room
- Three further generous size bedrooms
- Lounge & Dining room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

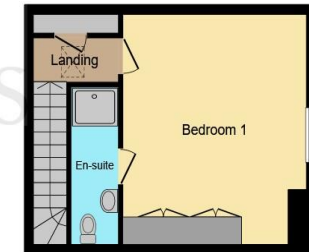
£425,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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