



**Queens Road**

Gosport, Hampshire, PO12 1LQ

**Three Bedroom Terraced House - Freehold**

Offers In Excess Of

**£210,000**

# Property Features

- Three Bedrooms
- Large Rear Garden
- Ground Floor Bathroom
- Close to Shops and Local Amenities
- Kitchen with Gas Hob and Electric Oven
- Two Reception Rooms
- Gas Central Heating
- Close to Gosport Ferry
- No Onward Chain
- Investment Opportunity

## OVERVIEW

This three bedroom house offers generous room sizes and is close to local schools, shops/high street and public transport. Located in a popular part of Gosport. This property is offered with no onward chain and has a potential Investment Opportunity if desired.

## LIVING ROOM

14' 2" to max x 11' 2" (4.34m max x 3.41m) The living room provides a great sense of space and has a real light and airy feel. This room is large enough to be used as a social, relaxing and entertaining space. The room is neutrally decorated and there is laminate flooring. An archway conveniently leads you through to the stairs and dining area.

## DINING ROOM

10' 8" x 11' 9" (3.26m x 3.6m) This spacious room is a great space and is conveniently located next to the kitchen as an additional reception room. This room has the stairs leading to the first floor and openway leading into the conservatory. White walls and laminate flooring. Radiator.

## CONSERVATORY

13' 6" x 6' 8" (4.13m x 2.04m) This useful additional space is located to the rear of the property. UPVC patio doors lead you out to the large enclosed garden.

Neutrally decorated throughout with vinyl flooring

## KITCHEN

12' 8" x 7' 2" (3.87m x 2.19m) Located to the rear of the property, this good sized kitchen offers plenty of storage space. There is also space for washer/dryer and fridge/freezer. Neutrally decor to walls and vinyl to floor. The window in the kitchen looks out into the reception room.





## BATHROOM

7' 9" x 6' 7" (2.38m x 2.03m) Located to the rear of the property and accessed through the kitchen. This good sized bathroom has a white wc, basin and bath with shower overhead. There is also conveniently a separate shower. The large window draws lots of natural light into the room. The room is finished with light tiles to the walls and a grey coloured tile to the floor.

## LANDING

Stairs lead to first floor landing which offers doors to all 3 bedrooms. Loft hatch and pendant light fitting.

## BEDROOM 1

14' 3" x 11' 3" to max (4.35m x 3.43m) This fantastic sized room is located to the front of the property. The large window allows lots of natural light to flood in making this room very light and airy. The room is neutrally decorated throughout with a grey carpet. There is a small built in cupboard. Radiator. Pendant light fitting.

## BEDROOM 2

9' 7" x 8' 10" (2.93m x 2.71m) This small double room is neutrally decorated throughout with a grey carpet. There is a small built in cupboard and storage shelf. Double glazed window overlooking rear garden.

## BEDROOM 3

13' 3" x 7' 1" (4.05m x 2.18m) This good sized room is located to the rear of the property. The large window allows lots of natural light into the room and overlooks the garden. The room has a cupboard which is where the boiler is located. The room is neutrally decorated throughout with a grey carpet.

## REAR GARDEN

This property has a lovely sized enclosed rear garden with patio area outside the conservatory and towards the end of the garden. It is fully enclosed by fencing to sides.



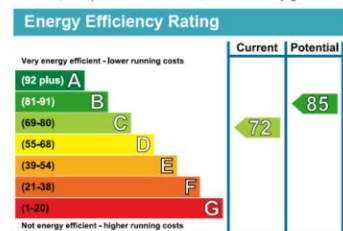
## MATERIAL INFORMATION

- Price (£) - OIEO £210,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band B Gosport Borough Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking-On Road Parking
- Construction- Brick
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Management Company covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Accommodation arranged over 2 floors



## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



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