

St Anns Crescent, Gosport,
Hampshire, PO12 3JS

£197,500



End Of Terraced House
Lounge / Dining Room
PVCu Double Glazing
Garden Area
No Forward Chain

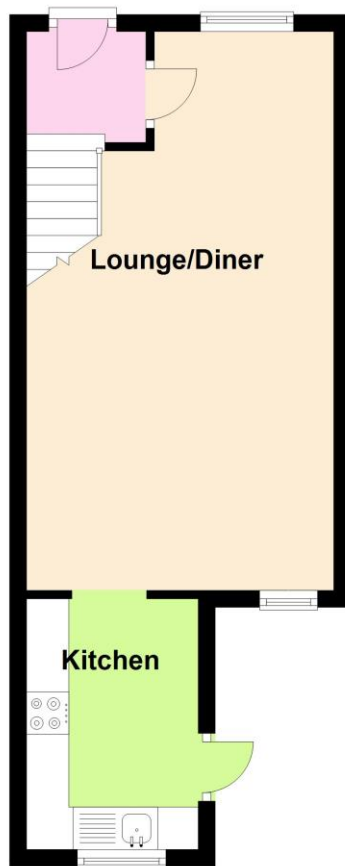
Two Bedrooms
First Floor Bathroom With Window
Gas Central Heating
Parking Space

023 9258 5588

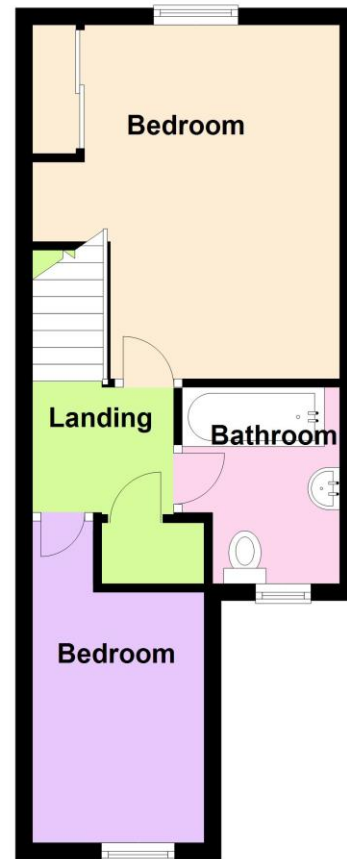
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Ground Floor



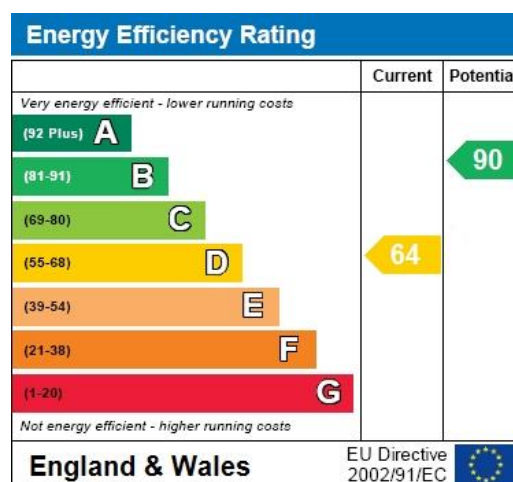
First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door with glazed panel, double radiator, stairs to first floor.
Lounge / Dining Room	20'8" (6.3m) x 11'11" (3.63m) narrowing to 8'10 (2.69m), Twin aspect room with 2 PVCu double glazed windows, 2 radiators, dado rail, coved ceiling, archway to:
Kitchen	9'9" (2.97m) x 6'7" (2.01m) Single drainer stainless steel sink unit, base units with worksurface over, electric cooker point, space for fridge/freezer, tiled splashbacks, tall standing cupboard, PVCu double glazed window and door to garden, plumbing for washing machine, wall mounted gas boiler, radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard.
Bedroom 1	13'7" (4.14m) x 9'10" (3m) PVCu double glazed window, radiator, built in wardrobe with mirror fronted sliding doors.
Bedroom 2	9'8" (2.95m) Plus Recess x 6'8" (2.03m) PVCu double glazed window, radiator.
Bathroom	Bath with Mira shower over, pedestal hand basin, W.C., radiator, PVCu double glazed window, tiled splashbacks.
OUTSIDE	
Rear Garden	Side pedestrian gate leading to garden with patio, water tap, parking space immediately next to the property.
Tenure	Freehold.
Council Tax	Band B.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask you legal representative to confirm this information before exchanging contracts.