

Grove Road, Hardway,  
Gosport, Hampshire, PO12 4JL

£410,000



Detached House With Extended  
Accommodation

Lounge

Orangery

Gas Central Heating

Ground Floor Cloakroom & Modern First  
Floor Bathroom

Three / Four Bedrooms

Separate Dining Area

Bedroom Four / Study

Kitchen / Breakfast Room & Utility Room

Parking For Several Cars To Front & Good  
Size Garden To Rear

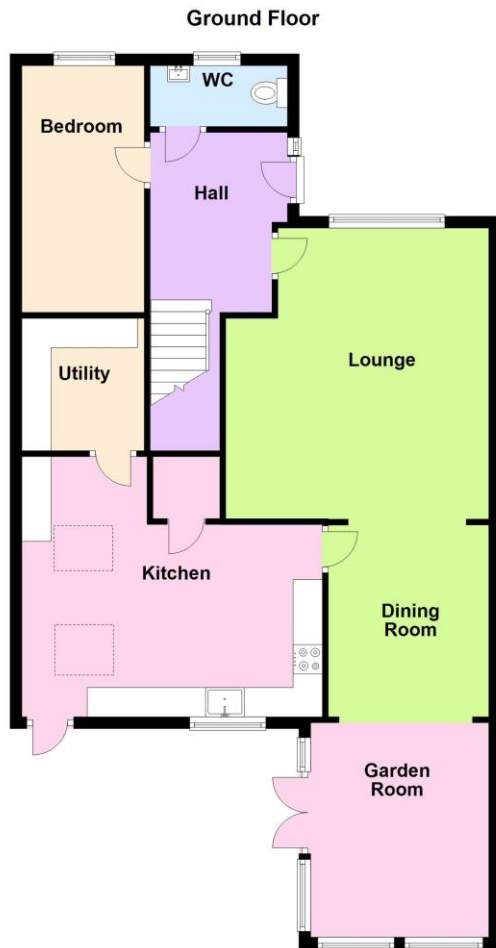
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Entrance Hall	PVCu double glazed front door and window, radiator with radiator cover, coved ceiling, stairs to first floor.
Cloakroom	White suite of low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, radiator.
Bedroom 4 / Study	13'11" (4.24m) x 6'10" (2.08m) PVCu double glazed window, radiator, laminate flooring, meter cupboards.
Lounge	16'0" (4.88m) x 14'8" (4.47m) PVCu double glazed bow window, radiator, coved ceiling, square archway to:
Dining Area	10'9" (3.28m) x 8'11" (2.72m) Radiator, coved ceiling, square archway to:
Orangery	11'11" (3.63m) x 9'11" (3.02m) PVCu double glazed windows and French doors to garden, glass canopy roof, radiator.
Kitchen / Breakfast Room	16'10" (5.13m) x 10'9" (3.28m) widening to 14'7" L shaped, With ceramic bowl sink with waste disposal, cream fronted wall and base units with worksurface over, built in double oven and 4 ring induction hob with extractor hood over, space for American style fridge/freezer, walk in larder cupboard, 2 Velux windows, PVCu double glazed window, plumbing for dishwasher, PVCu double glazed door to garden, radiator with cover.
Utility Room	7'2" (2.18m) x 6'10" (2.08m) Cream fronted wall and base units worksurface over, plumbing for washing machine, space for dryer, pull out carousel unit, heated towel rail, light well.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, access to loft space, coved ceiling.
Bedroom 1	13'0" (3.96m) x 11'10" (3.61m) PVCu double glazed window, radiator.
Bedroom 2	14'0" (4.27m) x 9'0" (2.74m) PVCu double glazed window, radiator, cupboard with Vaillant gas central heating boiler.
Bedroom 3	9'7" (2.92m) x 8'10" (2.69m) PVCu double glazed window, radiator.
Bathroom	6'1" (1.85m) x 5'11" (1.8m) White suite of panelled bath with separate shower over, vanity hand basin, low level W.C., PVCu double glazed window, aqua panel splashbacks, extractor fan, tall standing radiator.
<b>OUTSIDE</b>	
Front Garden	With concreted parking area with space for several cars, electric car charge point, caravan electric point, power point, side pedestrian access to:

Rear Garden

Tenure

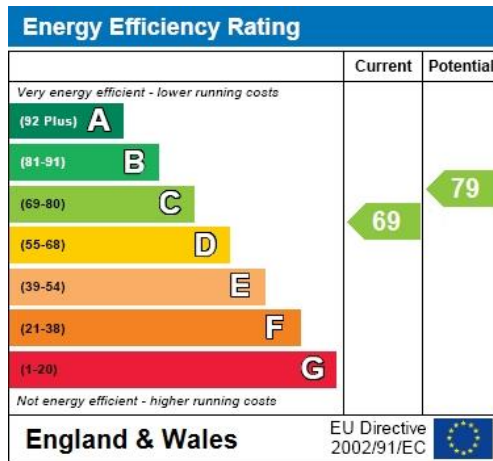
Council Tax

With paved patio, lawn and path, greenhouse, 3x metal shed, further decking area, area laid to stone chippings, garden watering system, power point.

Freehold.

Band D.





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.