

Hartington Road, Gosport,
Hampshire, PO12 3AG

£389,995



Detached House
Three Good Size Bedrooms
Kitchen / Dining Room
Spacious Hall & Landing
Off Road Parking & Detached Garage

Well Presented Accommodation
Two Reception Rooms
Ground Floor Utility Room & Cloakroom
First Floor Bathroom
Viewing Recommended

023 9258 5588

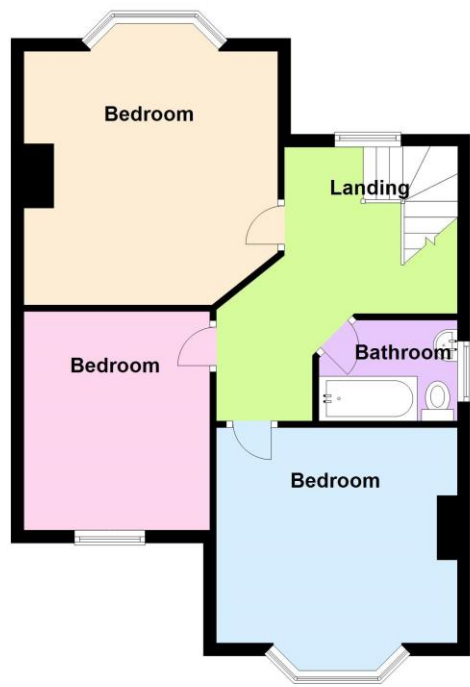
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Ground Floor



First Floor



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Entrance Hall	Composite front door and PVCu double glazed oval stained glass window, radiator, stairs to first floor, ornamental arch, Karndean flooring, understairs cupboard with PVCu double glazed window, wall mounted gas central heating boiler, ceramic tiled floor.
Lounge	15'11" (4.85m) Into Bay x 12'4" (3.76m) PVCu double glazed French doors and windows giving access to rear garden, picture rail, double radiator, wood block flooring, inset electric fire.
Sitting Room	15'4" (4.67m) Into Bay x 13'0" (3.96m) PVCu double glazed window, ornamental coving, ceiling rose, picture rail, stone fireplace with marble tiled hearth and electric fire, 2 double radiators, Amitco flooring.
Kitchen / Dining Room	21'10" (6.65m) x 9'6" (2.9m) widening to 10'10" (3.3m).
Dining Area	With 2 radiators, laminate flooring.
Kitchen Area	With 1 1/2 bowl composite sink unit, wall and base units with worksurface over, Neff double oven, 4 ring gas hob, space for fridge and freezer, PVCu double glazed window and door to:
Utility Room	8'7" (2.62m) x 5'9" (1.75m) PVCu double glazed windows and door to garden. plumbing for washing machine and dishwasher.
Cloakroom	White suite of low level W.C., hand basin, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window with central stained glass panel, spindled balustrade, double radiator, access to loft space with pull down loft ladder.
Bedroom 1	15'1" (4.6m) Into Bay x 13'0" (3.96m) PVCu double glazed window, radiator, picture rail.
Bedroom 2	13'8" (4.17m) Into Bay x 12'4" (3.76m) PVCu double glazed window, tall standing radiator.
Bedroom 3	11'2" (3.4m) x 9'6" (2.9m) PVCu double glazed window, double radiator.
Bathroom	7'0" (2.13m) x 5'2" (1.57m) White suite of panelled bath with Triton shower over, low level W.C., vanity hand basin, PVCu double glazed window, heated towel rail, tiled splashbacks.
OUTSIDE	
Front Garden	With concreted driveway and laid to gravel, wall to front, double timber gates leading to:

Rear Garden

With paved patio, lawn, flower and shrub borders, further patio to rear of garden, timber shed, detached garage, well with antique pump.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

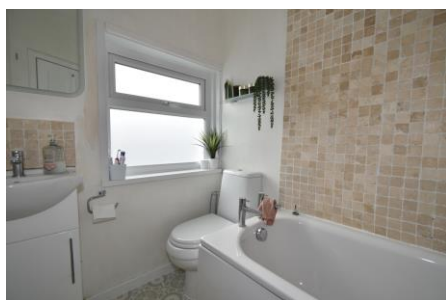
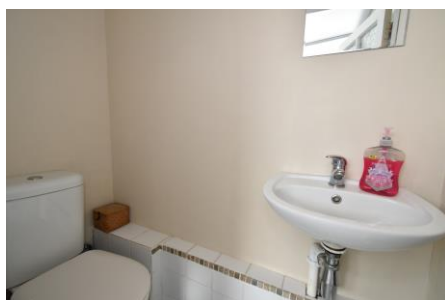
Freehold.

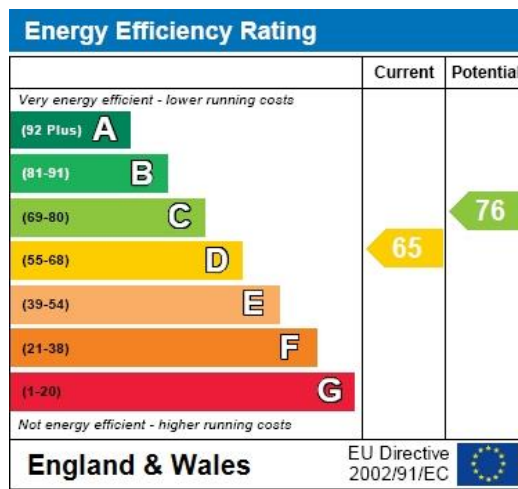
Council Tax

Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>





Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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 your legal representative to confirm this information before exchanging contracts.