

St Andrews Road, Gosport,
Hampshire, PO12 1QA

£425,000



Semi Detached House

Two Reception Rooms

Bathroom & En-Suite Shower Room

Log Cabin

Gas Central Heating

Four Bedrooms

Conservatory

Good Sized Garden Of Sunny Aspect

In Our Opinion, A Spacious Family Home
With Well Proportioned Rooms

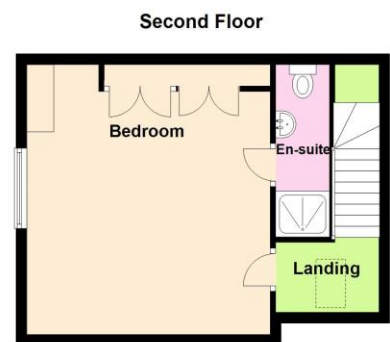
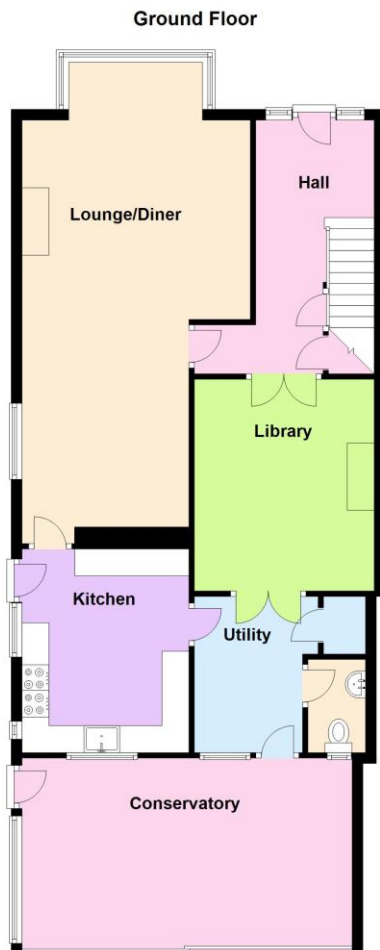
PVCu Double Glazing

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Entrance Hall	Composite front door with stained glass panels, radiator, dado rail, stairs to first floor with spindled balustrade, understairs cupboards.
Lounge / Dining Room	
Lounge Area	15'7" (4.75m) Into Bay x 14'0" (4.27m) PVCu double glazed window, radiator, fireplace with pine surround and marble hearth, ceiling rose, 2 wall lights, coved ceiling.
Dining Area	12'1" (3.68m) Plus Recess x 10'2" (3.1m) PVCu double glazed window, radiator, coved ceiling, ceiling rose.
Snug	12'10" (3.91m) x 11'0" (3.35m) Georgian style French door to hallway, French doors to utility room, timber surround, tiled hearth, fitted shelving
Utility Room	9'7" (2.92m) x 6'6" (1.98m) Min Storage cupboard, space for fridge/freezer, plumbing for washing machine, space for dryer, PVCu double glazed window and door to conservatory.
Cloakroom	White suite of low level W.C., hand basin, radiator, PVCu double glazed window.
Kitchen	12'4" (3.76m) x 9'4" (2.84m) Butler sink, cream fronted wall and base units with worksurface over, recess for range style cooker with cooker canopy over, integrated fridge and freezer, integrated dishwasher, PVCu double glazed windows and door to sideways.
Conservatory	20'2" (6.15m) x 11'3" (3.43m) PVCu double glazed picture window, large sliding patio doors, glass roof, PVCu double glazed side door.
ON THE 1ST FLOOR	
Landing	With dado rail, stairs to 2nd floor.
Bedroom 1	14'0" (4.27m) Into Bay x 15'7" (4.75m) PVCu double glazed windows, double radiator.
Bedroom 2	13'4" (4.06m) x 10'3" (3.12m) PVCu double glazed window, double radiator.
Bedroom 3	11'0" (3.35m) x 10'0" (3.05m) PVCu double glazed window, radiator.
Bathroom	Antique style bath with mixer tap and shower attachment, vanity hand basin, W.C. with high level cistern, heated towel rail, 2 wall lights, PVCu double glazed window, ceramic tiled floor.
ON THE 2ND FLOOR	
Landing	With velux window and access to eaves.

Bedroom 4

16'5" (5m) x 14'8" (4.47m) PVCu double glazed window, double radiator, tiled fireplace, built in cupboard which gives additional access to eaves storage area.

En-Suite Shower Room

With shower cubicle, pedestal hand basin, low level W.C., chrome heated towel rail, ceramic tiled floor, extractor fan.

OUTSIDE

Front Garden

With wall and iron gate, iron railings, block paved with inset flower borders, side pedestrian access to:

Rear Garden

Which is of sunny aspect, with patio, lawn and flower borders, decking area, summer house.

Log Cabin

15'9" (4.8m) x 9'0" (2.74m) Pine walls and ceiling, double doors, 3 windows, power and light.

Services

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

Tenure

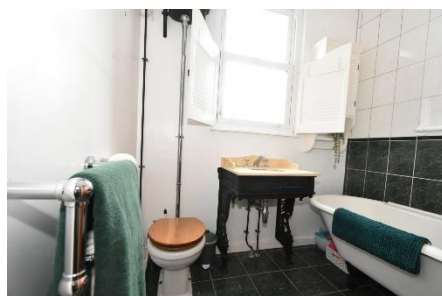
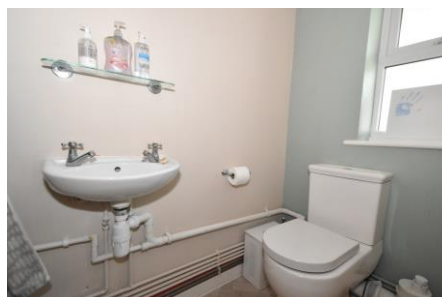
Freehold.

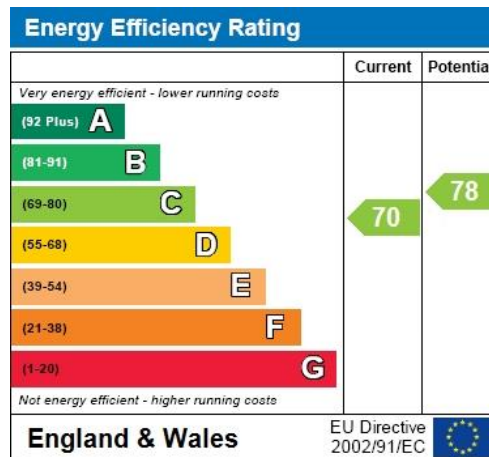
Council Tax

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.