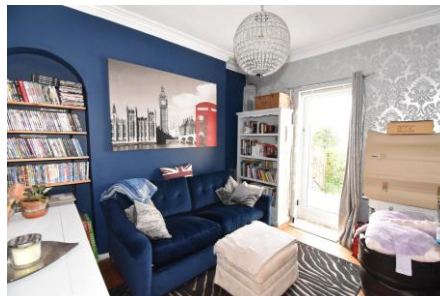


Molesworth Road, Gosport,  
Hampshire, PO12 1QU

£430,000



Four Storey End Of Terraced House  
Two / Three Reception Rooms  
Luxury Bathroom With Four Piece White Suite  
PVCu Double Glazing  
A Well Presented Period Home

Four / Five Bedrooms  
Large Open Plan Kitchen / Dining Room  
Utility Room With W.C. Off  
Gas Central Heating  
West Facing Garden

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

Entrance Hall	Composite front door with glazed panel over, radiator, ornamental arch, 2 wall uplighters.
Drawing Room	12'5" (3.78m) x 11'4" (3.45m) PVCu double glazed windows with Thomas Sanderson internal shutters, attractive fireplace with cast iron inset and open fire, ornamental coving and ceiling rose, radiator, folding doors to:
Lounge	11'6" (3.51m) x 10'3" (3.12m) Into Recess, PVCu double glazed door, balcony area with iron balustrade, radiator, ornamental coved ceiling.
Bedroom 4	9'9" (2.97m) x 5'9" (1.75m) To Wardrobe, PVCu double glazed window, fitted wall to wall wardrobes, radiator, coved ceiling.
ON THE LOWER GROUND FLOOR	
Open Plan Kitchen / Family Room	
Family Area	15'1" (4.6m) x 11'1" (3.38m) PVCu double glazed window with Thomas Sanderson fitted shutters, fitted base units with quartz worktop, breakfast bar, built in cupboard, radiator, Karndean flooring.
Kitchen Area	16'5" (5m) Max x 10'9" (3.28m) 1 ½ bowl sink unit, wall and base cupboards with quartz worksurface, cupboard housing wall mounted gas central heating boiler, recess for range style cooker with extractor canopy over, space for fridge/freezer, PVCu double glazed French doors to covered patio area and garden, plumbing for dishwasher, shelf unit with light.
Utility Room	9'0" (2.74m) Max x 7'9" (2.36m) Plumbing for washing machine, pedestal hand basin, PVCu double glazed door to patio, PVCu double glazed window, tall standing radiator.
W.C. off	With low level W.C.
ON THE 1ST FLOOR	
Landing	With stairs to 2nd floor, radiator.
Bedroom 1	15'0" (4.57m) Max x 11'3" (3.43m) 2 PVCu double glazed windows with Thomas Sanderson fitted shutters, built in cupboard, fire surround with cast iron inset, 2 radiators.
Bedroom 2	10'4" (3.15m) x 11'5" (3.48m) PVCu double glazed window, Thomas Sanderson fitted shutters, radiator, coved ceiling.



## Luxury Bathroom

9'1" (2.77m) x 7'9" (2.36m) 4 piece white suite of free standing bath with claw feet, antique style mixer tap and shower attachment, vanity hand basin, W.C. with concealed cistern, bespoke fitted furniture by Hettich of Germany, tall standing radiator, PVCu double glazed window with Thomas Sanderson fitted shutters, illuminated mirror, separate shower cubicle, tiled splashbacks, extractor fan.

## ON THE 2ND FLOOR

### Bedroom 3

15'1" (4.6m) x 11'1" (3.38m) 3 Velux windows and access to eaves.

## OUTSIDE

### Front Garden

Paved with iron rails and gate, side pedestrian access to:

### Rear Garden

Of sunny aspect with 2 patios, timber summer house incorporating separate shed area, shrubs and plants.

### Services

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

### Tenure

Freehold.

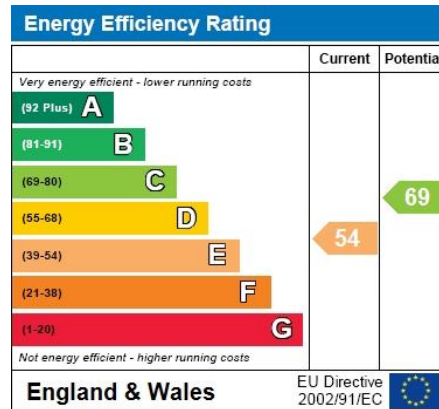
### Council Tax

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:
<p style="color: #00AEEF; text-align: center;">Viewing Notes</p>		

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.