

Sydney Road, Gosport,  
Hampshire, PO12 1PL

£259,500



Middle Terraced House  
Lounge & Separate Dining Area  
Good Size Third Bedroom  
Gas Central Heating

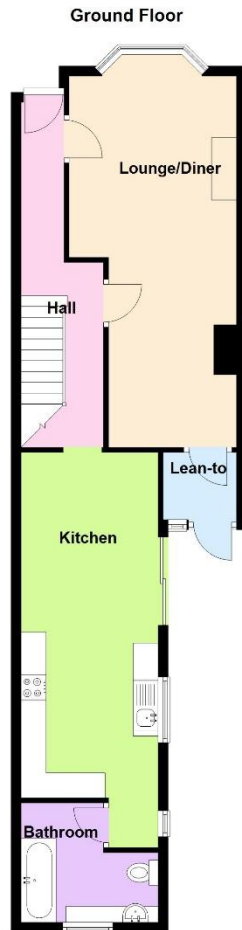
Three Bedrooms  
Kitchen / Breakfast Room  
Convenient To Stoke Road & Its Facilities  
Rear Garden With Shingle Car  
Hardstanding, Accessed Via Rear Service  
Road

Ideal Family Home

**023 9258 5588**

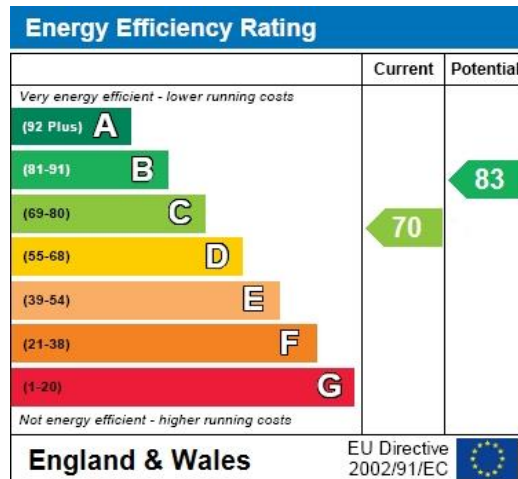
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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door, 2 radiators, ornamental arch and coving, spindled balustrade, understairs meter cupboard.
Lounge	14'0" (4.27m) Into Bay x 11'1" (3.38m) Aluminium double glazed window, 2 double radiators, laminate flooring, picture rail, ornamental coved ceiling and ceiling rose, archway to:
Dining Room	12'3" (3.73m) x 8'4" (2.54m) French doors to rear lean-to, laminate flooring, picture rail, coved ceiling, ceiling rose.
Kitchen / Breakfast Room	22'5" (6.83m) x 8'6" (2.59m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob, space for fridge/freezer, PVCu double glazed patio door and window, coved ceiling, wall mounted gas central heating boiler, tiled splashbacks, double radiator.
Rear Lobby	With PVCu double glazed window, radiator, coved ceiling.
Bathroom	8'3" (2.51m) x 7'11" (2.41m) White suite of panelled bath with antique style mixer tap and shower attachment, separate shower over bath, low level W.C, hand basin with cupboard under, worktop adjacent, PVCu double glazed window, tiled walls, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, radiator, spindled balustrade.
Bedroom 1	14'6" (4.42m) Into Recess x 11'10" (3.61m) Aluminium double glazed window, radiator, built in cupboard.
Bedroom 2	12'0" (3.66m) x 8'6" (2.59m) Aluminium double glazed window, double radiator, coved ceiling, built in cupboard.
Bedroom 3	12'7" (3.84m) x 9'1" (2.77m) Aluminium double glazed window, radiator, laminate flooring, built in double cupboard.
OUTSIDE	
Front Garden	With brick wall and iron gate, tiled path, flower bed.
Rear Garden	With paved patio, lawn, area laid to shingle to create a hardstanding with double timber gates and single pedestrian gate to rear service road.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">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.