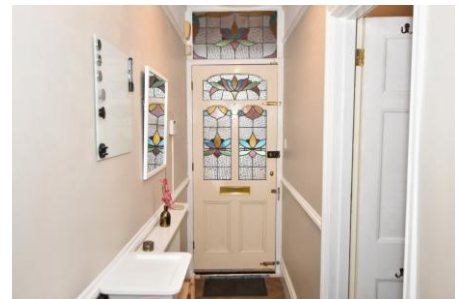


St Edwards Road, Gosport,  
Hampshire, PO12 1PR

£269,995



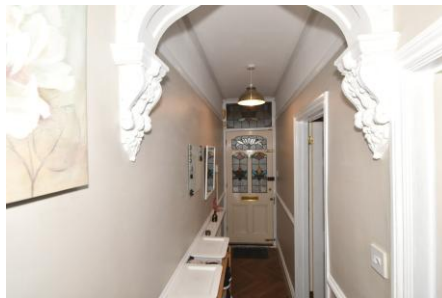
Middle Terraced House  
Three Bedrooms  
18'10 Extended Kitchen  
21'9 x 12'1 Detached Garage  
PVCu Double Glazing

Retaining Many Original Features  
Two Reception Rooms  
Modern First Floor Bathroom  
Gas Central Heating  
Conveniently Located To Stoke Road & Its  
Facilities

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

Entrance Hall	Stained glass window and front door, dado rail, picture rail, ornamental coved ceiling, archway with corbels, stairs to first floor, radiator.
Lounge	13'11" (4.24m) Into Bay x 10'7" (3.23m) Period fireplace with tiled hearth, cast iron inset with tiled feature, ornamental coved ceiling with ceiling rose, picture rail, radiator.
Dining Room	13'5" (4.09m) x 10'11" (3.33m) Cast iron fireplace, tiled hearth, built in dresser, radiator, Georgian style French doors to garden, understairs meter cupboard.
Kitchen	18'10" (5.74m) x 9'0" (2.74m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, recess for fridge/freezer, cupboard with wall mounted Baxi combination boiler, breakfast bar, 2 PVCu double glazed windows and door to garden, laminate flooring, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Dado rail, access to loft space, spindled balustrade.
Bedroom 1	11'5" (3.48m) x 14'1" (4.29m) PVCu double glazed window, radiator.
Bedroom 2	13'4" (4.06m) x 8'7" (2.62m) PVCu double glazed window, radiator.
Bedroom 3	11'4" (3.45m) x 6'1" (1.85m) Max PVCu double glazed window, radiator.
Bathroom	White suite of jacuzzi bath with shower over, vanity hand basin with cupboard under, low level W.C., chrome heated towel rail, wall cupboard with shaver point, PVCu double glazed window, extractor fan, tiled splashbacks.
OUTSIDE	
Front Garden	With wall and iron gate, tiled path, laid to shingle, cast iron canopy.
Rear Garden	Block paved patio, lawn and shingled borders.
Detached Garage	21'9" (6.63m) x 12'1" (3.68m) Brick built with pitched roof proving potential for roof storage, electric roller door, PVCu double glazed window and door to garden, power and light.
Agents Note	The owners do not use the coal effect gas fire in the lounge and there is currently a chimney balloon installed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.



Tenure

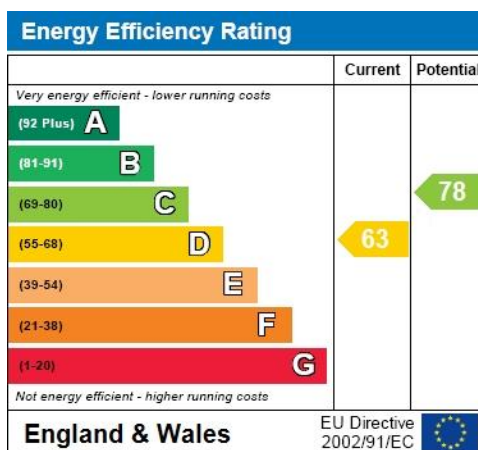
Freehold.

Council Tax

Band B.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <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.