

St Andrews Road, Gosport,  
Hampshire, PO12 1QB

£275,000



Middle Terraced House

Spacious Lounge / Dining Room

First Floor Bathroom & Ground Floor Wet  
Room

PVCu Double Glazing

Garage

Extended Accommodation

Three Bedrooms

Breakfast Room

Gas Central Heating

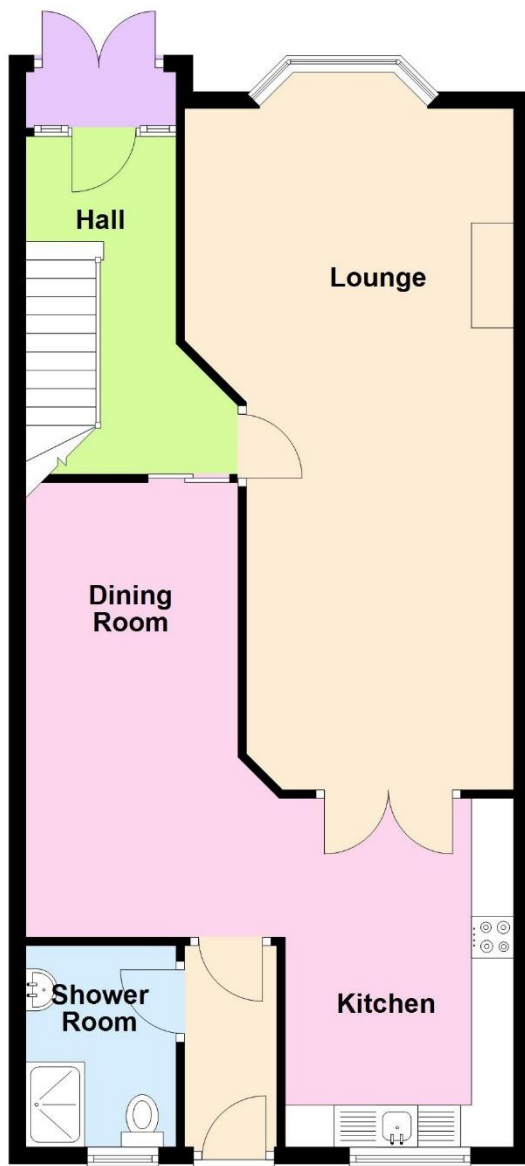
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

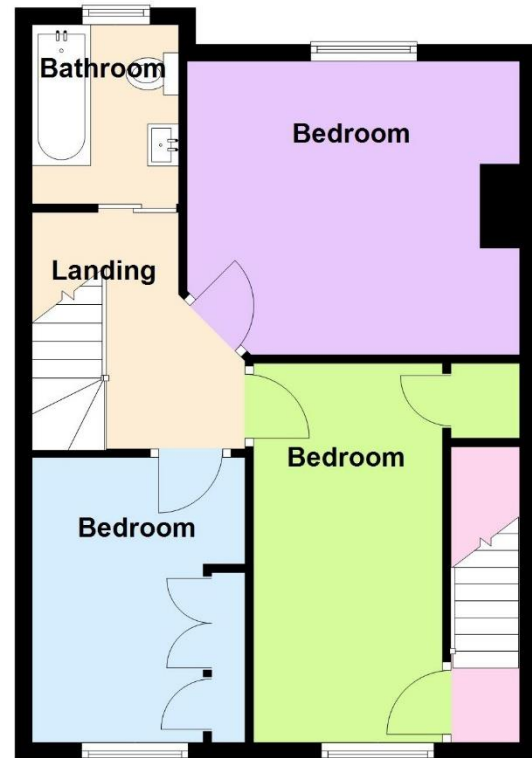
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**Ground Floor**



**First Floor**



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

|                      |                                                                                                                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Porch       | PVCu double glazed front door, tiled floor, PVCu double glazed inner door to:                                                                                                                                                         |
| Entrance Hall        | Double radiator, stairs to first floor with spindled balustrade, understairs recess with meters.                                                                                                                                      |
| Lounge / Dining Room |                                                                                                                                                                                                                                       |
| Lounge Area          | 13'6" (4.11m) Into Bay x 12'10" (3.91m) Stone fireplace and adjoining plinth, PVCu double glazed window, double radiator, coved ceiling.                                                                                              |
| Dining Room          | 14'2" (4.32m) x 10'5" (3.18m) Glazed French doors to kitchen, double radiator, coved ceiling.                                                                                                                                         |
| Kitchen              | 12'7" (3.84m) x 8'5" (2.57m) Double drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, coved ceiling. |
| Breakfast Room       | 17'9" (5.41m) x 8'4" (2.54m) Double radiator, chimney breast with shelved arched recess, glassed door to:                                                                                                                             |
| Rear Lobby           | PVCu double glazed door to garden.                                                                                                                                                                                                    |
| Wet Room             | 6'10" (2.08m) x 6'0" (1.83m) Shower, pedestal hand basin, low level W.C., radiator, aqua panel splashbacks, PVCu double glazed window.                                                                                                |
| ON THE 1ST FLOOR     |                                                                                                                                                                                                                                       |
| Landing              | Spindled balustrade.                                                                                                                                                                                                                  |
| Bedroom 1            | 11'4" (3.45m) x 11'7" (3.53m) To Chimney Breast 2 PVCu double glazed windows, coved ceiling, double radiator.                                                                                                                         |
| Bedroom 2            | 14'4" (4.37m) x 7'4" (2.24m) PVCu double glazed window, built in cupboard, door to staircase leading to attic area with 2 roof windows, boarding, power and light, wall mounted gas central heating boiler, eaves cupboards.          |
| Bedroom 3            | 11'1" (3.38m) x 8'2" (2.49m) Radiator, PVCu double glazed window, storage cupboards, airing cupboard.                                                                                                                                 |
| Bathroom             | Panelled bath, pedestal hand basin, WC., PVCu double glazed window, double radiator.                                                                                                                                                  |
| OUTSIDE              |                                                                                                                                                                                                                                       |
| Front Garden         | With brick wall and tiled path.                                                                                                                                                                                                       |
| Rear Garden          | With patio, lawn and shrubs, greenhouse, timber shed, rear pedestrian gate to service road.                                                                                                                                           |
| Garage               | With personal door to side.                                                                                                                                                                                                           |

## Services

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

## Tenure

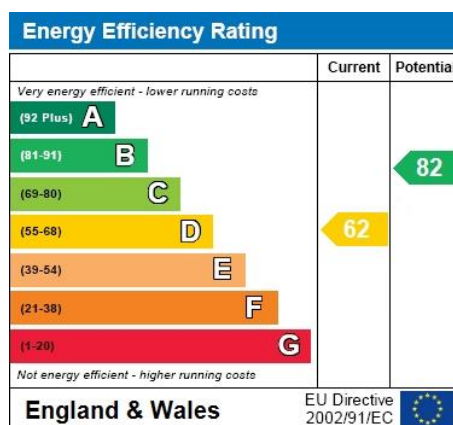
Freehold.

## Council Tax

Band C.

## 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.