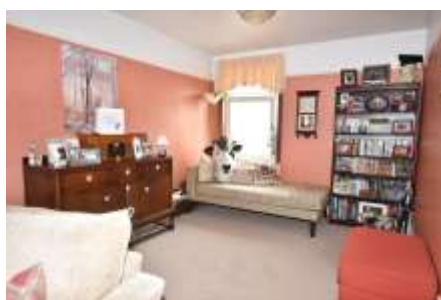


St Andrews Road, Gosport, Hampshire, PO12 1QB

£240,000



Middle Terraced House

Lounge / Dining Room

Modern Kitchen

PVCu Double Glazing

Convenient To Stoke Road & Its Facilities

Three Bedrooms

Spacious First Floor Bathroom

Double Glazed Conservatory

Lawned Rear Garden

023 9258 5588

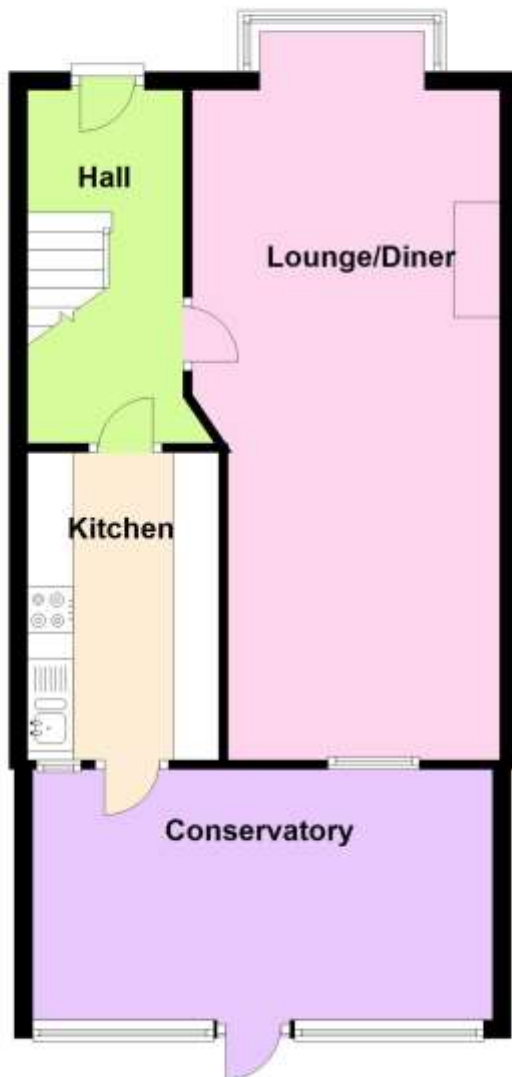
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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Ground Floor



First Floor



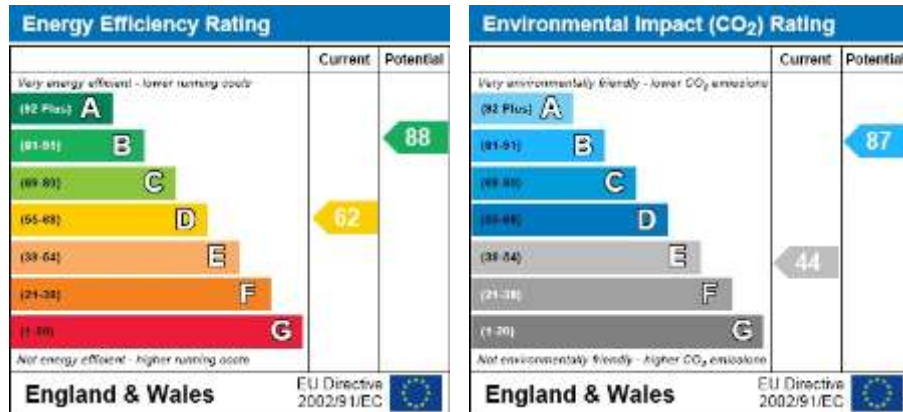
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double front door with glass panels, storage heater, understairs recess with meters, stairs to first floor.
Lounge / Dining Room	25'11" (7.9m) x 11'0" (3.35m) narrowing to 9'8" (2.95m), PVCu double glazed window, fireplace with tiled inset and gas fire, picture rail.
Kitchen	11'0" (3.35m) x 6'10" (2.08m) 1 ½ bowl sink unit, wall and base units with worksurface over, built-in oven and 4 ring electric hob with extractor canopy over, tiled splashbacks, space for fridge/freezer, glazed door to:
Conservatory	15'10" (4.83m) x 9'0" (2.74m) PVCu double glazed windows and door, polycarbonate roof, radiator, worksurface with double base unit providing plumbing for washing machine, space for additional fridge, wall mounted gas central heating condensing boiler.
ON THE 1ST FLOOR	
Landing	Storage heater, access to loft space with pull down ladder with roof window and access to eaves.
Bedroom 1	12'3" (3.73m) x 11'2" (3.4m) PVCu double glazed window.
Bedroom 2	11'5" (3.48m) x 9'9" (2.97m) PVCu double glazed window.
Bedroom 3 / Box Room	5'8" (1.73m) x 5'1" (1.55m) widening into recess to 6'11" (2.11m) L shaped, built-in bed and wardrobe with bridging unit over bed recess, PVCu double glazed window.
Bathroom	White suite of panelled bath with Mira shower over, pedestal hand basin, low level W.C., PVCu double glazed window, airing cupboard, tiled splashbacks, electric heated towel rail.
OUTSIDE	
Front Garden	With brick wall and iron gate, flower border.
Rear Garden	With lawn, flower and shrub borders, timber shed to the rear of the garden with block work wall and rear pedestrian gate to rear service road. Potential for off road parking or garage if the rear wall was removed (subject to any necessary local authority consent).



Directions

From our office proceed along Stoke Road towards the Town Centre. Take the 3rd right into St Andrews Road where the property will be found approx ½ way down on the right hand side.



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.