

St Andrews Road, Gosport, Hampshire, PO12 1QA

£399,995



Semi Detached House

Two Reception Rooms

Bathroom & En-Suite Shower Room

Log Cabin

Four Bedrooms

Conservatory

Good Sized Garden Of Sunny Aspect

In Our Opinion, A Spacious Family Home

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Entrance Hall	Composite front door with stained glass panels, radiator, dado rail, stairs to first floor with spindled balustrade, understairs cupboard.
Lounge / Dining Room	
Lounge Area	15'7" (4.75m) Into Bay x 14'0" (4.27m) PVCu double glazed window, radiator, fireplace with pine surround and marble hearth, picture rail, ceiling rose, 2 wall lights.
Dining Area	12'1" (3.68m) Plus Recess x 10'2" (3.1m) PVCu double glazed window, radiator, coved ceiling, ceiling rose.
Snug	12'10" (3.91m) x 11'0" (3.35m) Georgian style french doors to hallway, french doors to utility, timber fire surround, tiled hearth.
Utility	9'7" (2.92m) x 6'6" (1.98m) Min Storage cupboard, quarry tiled floor, space for American style fridge/freezer, plumbing for washing machine, PVCu double glazed door to conservatory.
Cloakroom	White suite of low level W.C., hand basin, radiator, PVCu double glazed window, quarry tiled floor.
Kitchen	12'4" (3.76m) x 9'4" (2.84m) Butler sink, cream fronted wall and base units with worksurface over, recess for range style cooker with cooker canopy over, integrated fridge and freezer, integrated dishwasher, PVCu double glazed windows and door to sideway, quarry tiled floor.
Conservatory	20'2" (6.15m) x 11'3" (3.43m) PVCu double glazed picture window, large sliding patio doors, quarry tiled floor, glass roof, PVCu double glazed side door.
ON THE 1ST FLOOR	
Landing	With dado rail, stairs to 2nd floor.
Bedroom 1	14'0" (4.27m) Into Bay x 15'7" (4.75m) PVCu double glazed windows, double radiator.
Bedroom 2	13'4" (4.06m) x 10'3" (3.12m) PVCu double glazed window, double radiator.
Bedroom 3	11'0" (3.35m) x 10'0" (3.05m) PVCu double glazed window, radiator.
Bathroom	Antique style bath with mixer tap and shower attachment, vanity hand basin, W.C. with high level cistern, heated towel rail, 2 wall lights, PVCu double glazed window, ceramic tiled floor.

ON THE 2ND FLOOR

Landing	With velux window and access to eaves.
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Bedroom 4

16'5" (5m) x 14'8" (4.47m) PVCu double glazed window, double radiator, tiled fireplace, built in cupboard which gives additional access to eaves storage area.

En-Suite Shower Room

With shower cubicle, pedestal hand basin, low level W.C., chrome heated towel rail, ceramic tiled floor, extractor fan.

OUTSIDE

Front Garden

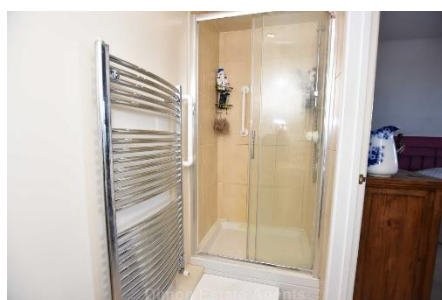
With wall and iron gate, iron railings, block paved with inset flower border, side pedestrian access to:

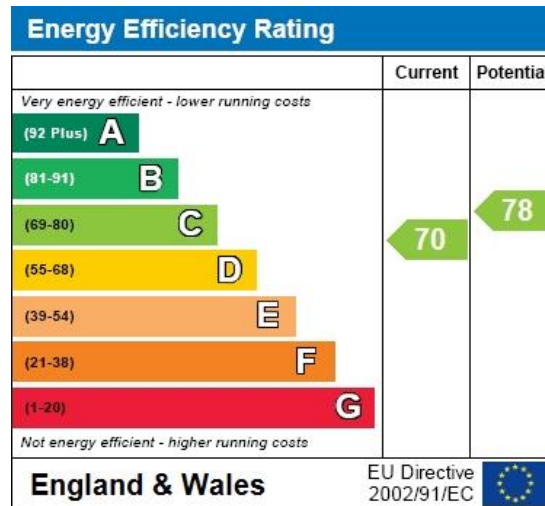
Rear Garden

Which is of sunny aspect, with patio, lawn and flower borders, decking area, summer house.

Log Cabin

15'9" (4.8m) x 9'0" (2.74m) Pine walls and ceiling, double doors, 3 windows, power and light.





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 you legal representative to confirm this information before exchanging contracts.