

A spacious family home in a popular location, benefitting from no onward chain, briefly comprising three well-proportioned bedrooms, spacious kitchen/ diner, a generous sized enclosed rear garden with garage & rear access.

**The Accommodation Comprises:**  
UPVC double glazed front door to:

**Entrance Hall:**  
Coved ceiling, stairs to first floor, under-stair storage cupboard, dado rail, door to:

**Lounge:** 25' 7" x 10' 10" (7.79m x 3.30m) to widest area  
Part coved ceiling, UPVC double glazed bay window to front elevation, internal obscured window to entrance hall, gas fireplace, two radiators, double opening glazed doors to:

**Side Lobby:** 10' 1" x 4' 8" (3.07m x 1.42m)  
Polycarbonate roof, UPVC double glazed windows and door to rear garden.

**Dining Room:** 12' 11" x 9' 1" (3.93m x 2.77m)  
Sash window to Side Lobby, coved ceiling, radiator, archway to:

**Kitchen:** 9' 9" x 14' 3" (2.97m x 4.34m)  
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface over, stainless steel sink unit, tiled splashback, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for oven, folding door to:

**Rear Lobby:** 7' 1" x 3' 4" (2.16m x 1.02m)  
Stable style door to rear garden, radiator, door to:

**Bathroom:** 5' 9" x 10' 9" (1.75m x 3.27m)  
Obscured UPVC double glazed window to rear elevation, shower cubicle with mains shower, panelled bath, pedestal wash hand basin, radiator, extractor fan.

**Cloakroom:**  
Obscured UPVC double glazed window to side elevation, close coupled low level W.C.

**First Floor Landing:**  
Access to loft space, dado rail, door to:

**Bedroom One:** 11' 6" x 12' 1" (3.50m x 3.68m)  
UPVC double glazed window to front elevation, a range of fitted wardrobes, feature fireplace with decorative surround, radiator.

**Bedroom Two:** 13' 3" x 9' 8" (4.04m x 2.94m)  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three:** 12' 1" x 9' 2" (3.68m x 2.79m)  
Coved ceiling, UPVC double glazed window to rear elevation, radiator, fitted cupboard housing boiler and hot water tank.

**Outside:**  
The rear garden is a delightful feature of the home, enclosed by a brick wall and fencing, mainly laid to lawn with artificial lawn area. There are trees and shrubs throughout and to borders, greenhouse and shed to remain, outside water tap, double opening gates to driveway. There is a gate providing rear pedestrian access, garage (accessed by service road to rear) with up and over door and window to side elevation. To the front of the property is a forecourt laid to decorative tile with double opening gates to driveway providing off road parking.

**General Information**  
Construction – Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Council Tax Band: TBC



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£295,000  
St Thomas's Road, Gosport, PO12 4JX

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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