

**£325,000**

**63 St Thomas's Road**

Hardway, Gosport, Hampshire, PO12 4JU



Situated in the ever-popular residential area of Hardway, Gosport, this impressive and substantial four-bedroom family home offers generous and versatile accommodation arranged over three floors, making it an ideal choice for growing families. The ground floor features a charming lounge with a beautiful bay window and an abundance of character features, while the separate dining room boasts a striking feature fireplace and double doors opening into the conservatory. Completing the ground floor is a stylish, modern fitted kitchen, utility space and WC. The upper floors provide four well-proportioned bedrooms, including an impressive principal bedroom occupying the second floor, which benefits from its own en-suite shower room, offering a peaceful retreat away from the rest of the home. Externally, the property enjoys a generous south-westerly facing enclosed rear garden, perfect for families, outdoor entertaining, or simply relaxing in the sunshine. The home also benefits from an allocated parking space, providing valuable off-road parking. An internal viewing is highly recommended to fully appreciate the space, character, and fantastic location this wonderful home has to offer. To arrange your viewing, please contact the Gosport Jeffries & Dibbens team today. Our phone lines are open until 8:00pm.







#### **ENTRANCE HALL**

**LOUNGE** 14' 7" x 12' 7" (4.45m x 3.86m)

**DINING ROOM** 12' 5" x 11' 3" (3.81m x 3.45m)

**KITCHEN** 9' 3" x 7' 4" (2.82m x 2.24m)

**CONSERVATORY** 16' 2" x 8' 2" (4.95m x 2.49m)

**W.C**

#### **FIRST FLOOR LANDING**

**BEDROOM TWO** 14' 9" x 11' 3" (4.52m x 3.43m)

**BEDROOM THREE** 12' 11" x 12' 5" (3.94m x 3.81m)

**BEDROOM FOUR** 8' 1" x 7' 4" (2.465m x 2.24m)

**BATHROOM**

#### **2ND FLOOR LANDING**

**BEDROOM ONE** 14' 7" x 14' 4" (4.45m x 4.37m) Maximum measurements

**OUTSIDE**

**FRONT & REAR GARDENS**

**HARDSTANDING FOR ONE CAR**





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 79        |
| (55-68) D                                   | 56                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibb**  
estate and letting agents

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