

Grove Road, Hardway, Gosport,  
Hampshire, PO12 4JJ

£385,000



Semi Detached House

Two Reception Rooms

Double Glazed Conservatory

Ground Floor Shower Room & First Floor  
Bathroom With Separate Shower Area

PVCu Double Glazing & Gas Central  
Heating

Four Bedrooms

Spacious Kitchen / Breakfast Room

Utility Room

Driveway & Garage

Good Sized Rear Garden

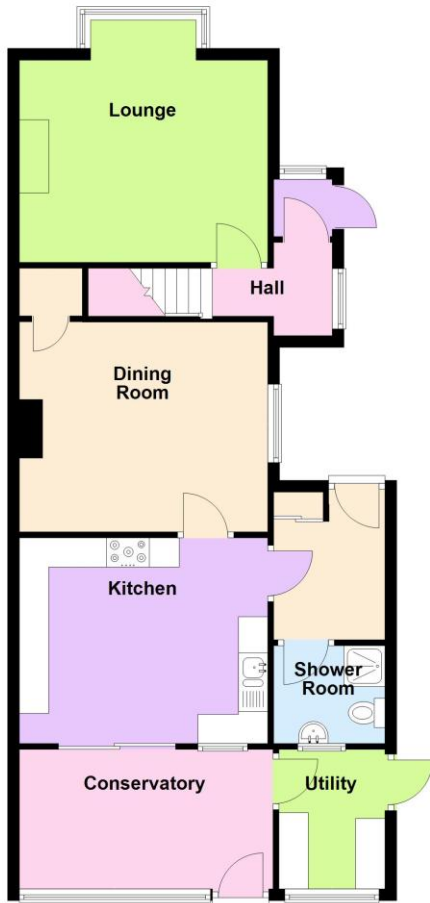
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Ground Floor



First Floor



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

Entrance Porch	PVCu double glazed window and door, polycarbonate roof, timber internal door with glazed panel.
Entrance Hall	With PVCu double glazed window, radiator, stairs to first floor.
Lounge	13'11" (4.24m) x 13'8" (4.17m) PVCu double glazed window, stone fireplace with hearth, living flame gas fire, double radiator, coved ceiling, ceiling rose.
Dining Room	13'11" (4.24m) x 11'11" (3.63m) PVCu double glazed window, understairs cupboard with meters, double radiator, coved ceiling.
Kitchen / Breakfast Room	13'10" (4.22m) x 11'6" (3.51m) 1½ bowl ceramic sink unit, cream fronted wall and base units with worksurface over, plumbing for dishwasher, space for fridge/freezer, recess for range style cooker, cooker extractor canopy, tiled splashbacks, breakfast bar, radiator, PVCu double glazed patio door to:
Conservatory	14'3" (4.34m) x 7'9" (2.36m) PVCu double glazed window and door, polycarbonate roof, radiator, 3 wall lights.
Utility Room	7'11" (2.41m) x 6'6" (1.98m) PVCu double glazed window, polycarbonate roof, plumbing for washing machine, space for dryer, worksurface, wall unit, space for freezer, door to garage.
Side Porch	8'6" (2.59m) x 6'4" (1.93m) PVCu double glazed window and door, cupboards with Glow Worm gas central heating boiler, glazed door to:
Shower Room	6'3" (1.91m) x 5'6" (1.68m) Shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, extractor fan, radiator.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, airing cupboard.
Bedroom 1	13'11" (4.24m) x 11'3" (3.43m) PVCu double glazed window, cast iron fireplace, double radiator, picture rail, built in double cupboard.
Bedroom 2	12'8" (3.86m) x 8'9" (2.67m) PVCu double glazed window, PVCu arched window, radiator, steps down to lower level with fitted wardrobes.
Bedroom 3	10'10" (3.3m) x 9'1" (2.77m) PVCu double glazed window, double radiator, built in cupboard.
Bedroom 4	8'8" (2.64m) x 5'9" (1.75m) PVCu double glazed window, radiator.
Shower Area	Shower cubicle, fitted pine cupboard, step to:

Bathroom

Corner bath with antique style mixer tap and shower attachment, low level W.C., pedestal hand basin, pine panelled walls, heated towel rail, roof window, antique style radiator, part tiled walls.

OUTSIDE

Front Garden

With driveway for several cars, flower borders.

Rear Garden

With patio, lawn and flower borders, pergola, timber shed.

Garage

18'3" (5.56m) x 7'3" (2.21m) Timber doors to front and double timber doors to rear, power and light, roof storage area.

Services

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

Tenure

Freehold.

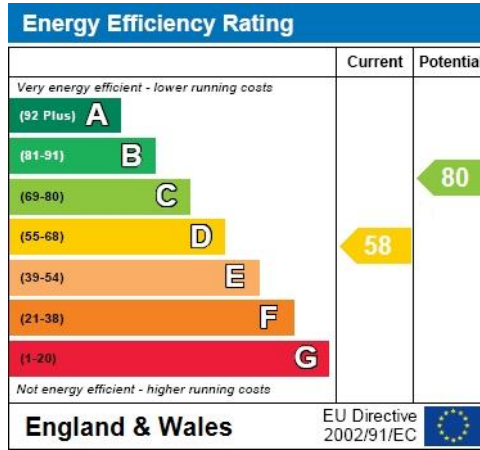
Council Tax

Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>





Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.