

Anns Hill Road, Gosport,
Hampshire, PO12 3RE

£260,000



End Of Terraced House

Lounge / Dining Room

Modern Low Maintenance Landscaped
Garden

Gas Central Heating

Three Bedrooms

Spacious Kitchen

Spacious Detached Garage

PVCu Double Glazing

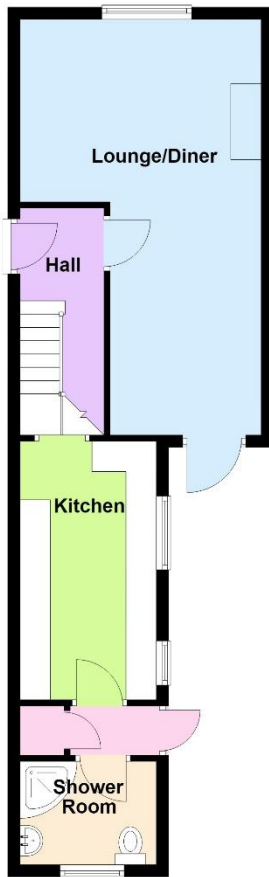
023 9258 5588

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

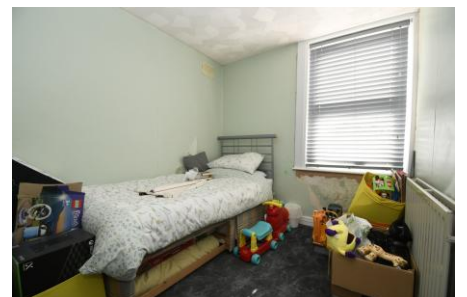
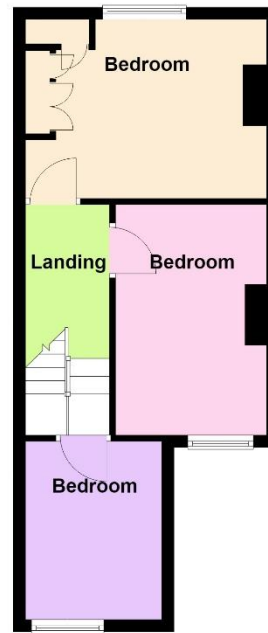
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Ground Floor

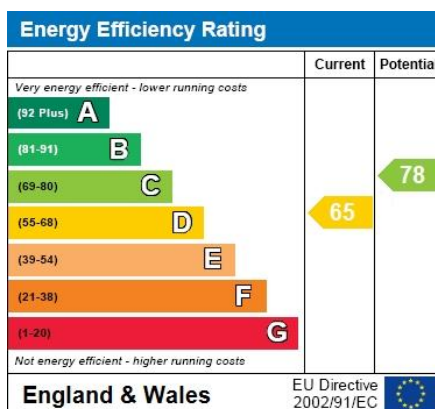


First Floor



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

Entrance Hall	PVCu double glazed front door, understairs meter cupboard, stairs to first floor.
Lounge / Dining Room	22'4" (6.81m) x 12'11" (3.94m) narrowing to 8'1" (2.46m), PVCu double glazed bow window, 2 radiators, PVCu door to garden, coved ceiling.
Kitchen	13'11" (4.24m) x 7'4" (2.24m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point with space for range style cooker, plumbing for dishwasher, plumbing for washing machine, space for fridge and space for dryer, 2 PVCu double glazed windows, tiled splashbacks, cooker extractor canopy, ceramic tiled floor.
Rear Lobby	PVCu double glazed door to rear, ceramic tiled floor, airing cupboard with wall mounted gas central heating boiler.
Shower Room	Shower cubicle, pedestal hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, extractor fan.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, coved ceiling.
Bedroom 1	13'0" (3.96m) x 9'8" (2.95m) PVCu double glazed window, radiator.
Bedroom 2	12'2" (3.71m) x 8'1" (2.46m) PVCu double glazed window, radiator.
Bedroom 3	9'7" (2.92m) x 7'4" (2.24m) PVCu double glazed window, radiator.
OUTSIDE	
Front Forecourt	Brick wall and paving.
Rear Garden	Landscaped garden with resin patios, artificial grass, flower border, side pedestrian gate.
Garage	17'10" (5.44m) x 12'0" (3.66m) Cantilever door, PVCu double glazed window, personal door to garden, power and light.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
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:
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.