

Prince Of Wales Road,  
Gosport, Hampshire, PO12 1JP

£365,000



Individual Residence Deceptive Of Its Size  
Four Piece Bathroom & Shower Room  
Double Glazed Conservatory  
Located To Stoke Road & The High Street

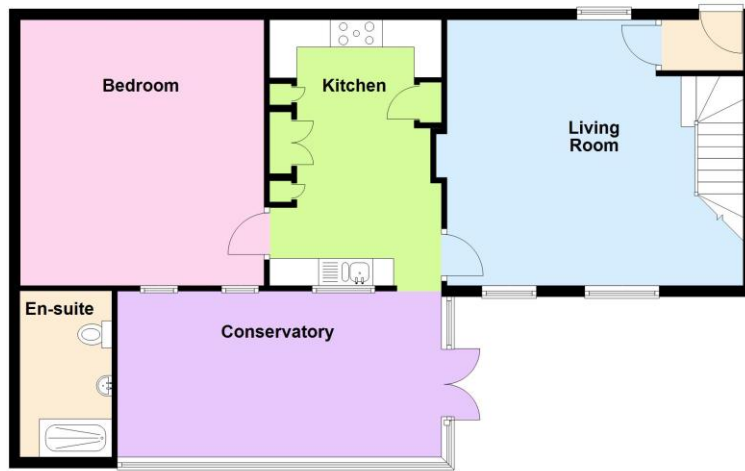
Two Spacious Bedrooms  
Good Size Lounges  
Parking For Several Cars  
No Forward Chain

**023 9258 5588**

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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, ceramic tiled floor.
Lounge	17'11" (5.46m) x 15'5" (4.7m) Twin aspect room with 3 PVCu double glazed windows, 2 radiators with covers, fireplace with solid fuel burner and slate hearth, stairs to first floor with spindled balustrade.
Kitchen	16'1" (4.9m) x 10'4" (3.15m) 1 1/2 bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, range cooker to remain with cooker canopy over, integrated tall standing fridge and separate freezer, plumbing for dishwasher, pull out larder, coved ceiling.
Conservatory	18'5" (5.61m) x 9'9" (2.97m) PVCu double glazed windows with French doors to garden, glass roof, radiator, cupboard with wall mounted Vaillant gas central heating boiler, fitted seat unit with storage under.
Bedroom	16'0" (4.88m) x 14'6" (4.42m) 2 PVCu double glazed windows, radiator with cover, coved ceiling, timber flooring.
Shower Room	10'7" (3.23m) x 5'6" (1.68m) Shower cubicle with glass block wall, pedestal hand basin, low level W.C., radiator, 1/2 tiled walls, ceramic tiled floor, coved ceiling.
ON THE 1ST FLOOR	
Upper Lounge	18'0" (5.49m) x 15'8" (4.78m) Triple aspect room with 3 PVCu double glazed windows, picture rail in inset lighting, stone fireplace with electric fire, 2 radiators with covers, wall panelling.
Landing	PVCu double glazed window, airing cupboard, coved ceiling.
Bedroom	16'1" (4.9m) x 14'9" (4.5m) PVCu double glazed window, radiator with cover, built in wardrobe with rail and shelf, coved ceiling, access to loft space.
Bathroom	12'7" (3.84m) x 10'1" (3.07m) Whirlpool style bath with antique style mixer tap and shower attachment, double size shower cubicle, low level W.C., pedestal hand basin, chrome heated towel rail, ceramic tiled floor, tiled walls, PVCu double glazed window.
OUTSIDE	
Front Garden	Driveway for several cars, flower borders.
Agents Note	The property benefits from solar panels which are owned.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Block Built Store	7'11" (2.41m) x 5'10" (1.78m) PVCu double door, power.

Tenure

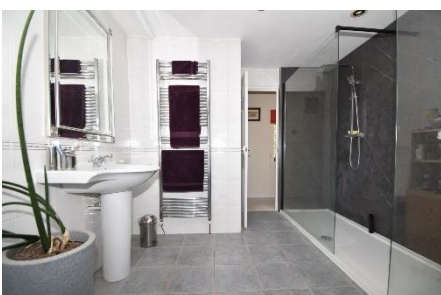
Council Tax

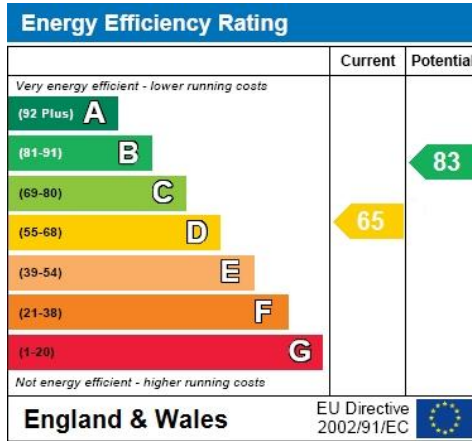
Property Information

Freehold.

Band C.

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.