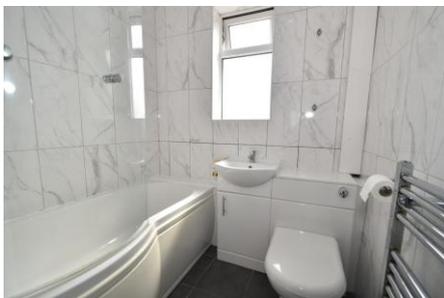


Hill Park Road, Gosport,
Hampshire, PO12 3EB

£268,000



Middle Terraced House

Open Plan Living Accommodation

Ground Floor Shower Room

PVCu Double Glazing

In Our Opinion, An Ideal First Time
Purchase

Three Bedrooms

Modern Conservatory With Glass Canopy
Roof

First Floor Bathroom

Gas Central Heating

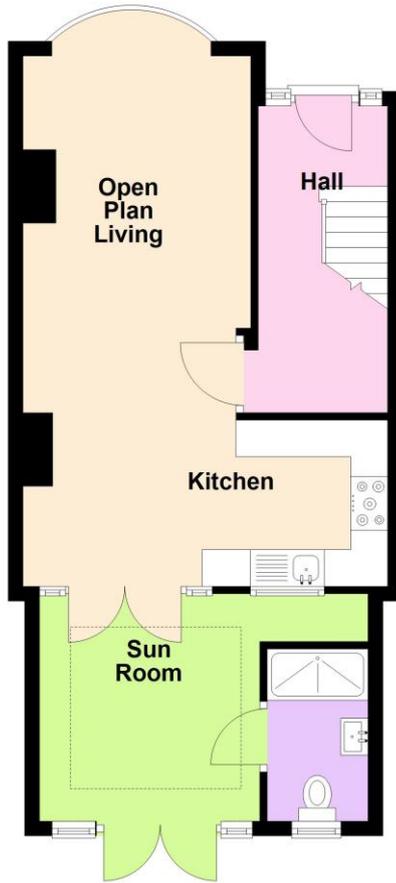
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Ground Floor



First Floor

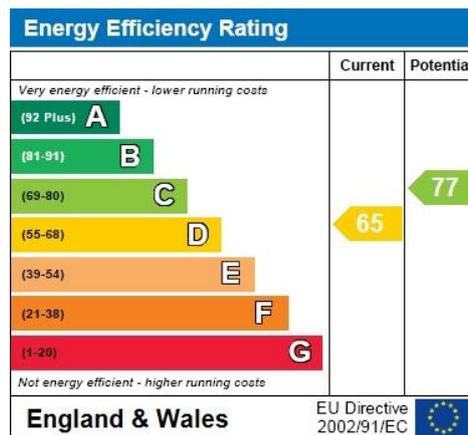


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door with double glazed side panels, radiator, understairs storage cupboard, stairs to first floor.
Open Plan Living Area	
Lounge Area	13'6" (4.11m) Into Bay x 10'2" (3.1m) PVCu double glazed window, radiator .
Kitchen / Dining room	12'1" (3.68m) x 9'7" (2.92m) widening to 16`1 (4.9m) L Shaped, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, plumbing for washing machine and dishwasher, tiled splashbacks, space for fridge/freezer, laminate flooring, radiator, PVCu double glazed window and door to:
Conservatory	9'8" (2.95m) x 9'6" (2.9m) 2 radiators, PVCu double glazed French doors to garden, glazed canopy roof, laminate flooring.
Shower Room	Shower cubicle with hand shower and rain shower, low level W.C., tiled splashbacks, PVCu double glazed window and ceramic tiled floor, extractor fan.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, spindled balustrade
Bedroom 1	13'11" (4.24m) Into Bay x 9'8" (2.95m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'3" (3.73m) x 9'7" (2.92m) PVCu double glazed window, radiator, cupboard with wall mounted Glow Worm gas central heating boiler.
Bedroom 3	8'5" (2.57m) x 6'1" (1.85m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, glass screen, vanity hand basin, low level W.C. with concealed cistern, chrome heated towel rail, PVCu double glazed window, tiled walls and floor.
OUTSIDE	
Front Garden	With wall and iron gate, laid to slate and stone chippings.
Rear Garden	With artificial grass, decking and paving, metal shed to remain, pedestrian gate to rear service road.
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>



Full Energy Performance Certificate available upon request

Appointment

Date:

Time:

Person Meeting:

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.