

Offers Over £300,000

St. Andrews Road, Gosport PO12  
1QB



## HIGHLIGHTS

- EXTENDED HOUSE
- TWO RECEPTION ROOMS
- GOOD SIZE KITCHEN
- ENCLOSED REAR GARDEN
- LARGE OUTBUILDING
- TOWN CENTRE LOCATION
- CLOSE TO STOKE ROAD SHOPS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- A MUST VIEW!

Bernards are delighted to offer for sale this spacious and extended three-bedroom home, ideally situated in the heart of Gosport town centre.

This well-presented property benefits from double glazing and gas central heating throughout. The ground floor offers generous living space, including a spacious sitting room, a large lounge/diner

perfect for entertaining and a modern fitted kitchen.

Upstairs, you'll find three generously sized double bedrooms and a family bathroom.

Outside, the property features an enclosed rear garden with a substantial outbuilding, ideal for storage, a workshop or potential home office use.

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02392 004660  
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# PROPERTY INFORMATION

## ENTRANCE HALL

### SITTING ROOM

14'0 x 12'3 (4.27m x 3.73m)

### LOUNGE/DINER

18'8 x 13'3 (5.69m x 4.04m)

### KITCHEN

16'10 x 11'3 (5.13m x 3.43m)

## LANDING

### BEDROOM ONE

12'2 x 11'5 (3.71m x 3.48m)

### BEDROOM TWO

13'2 x 9'9 (4.01m x 2.97m)

### BEDROOM THREE

10'1 x 8'6 (3.07m x 2.59m)

### BATHROOM

7'11 x 5'8 (2.41m x 1.73m)

### ENCLOSED REAR GARDEN

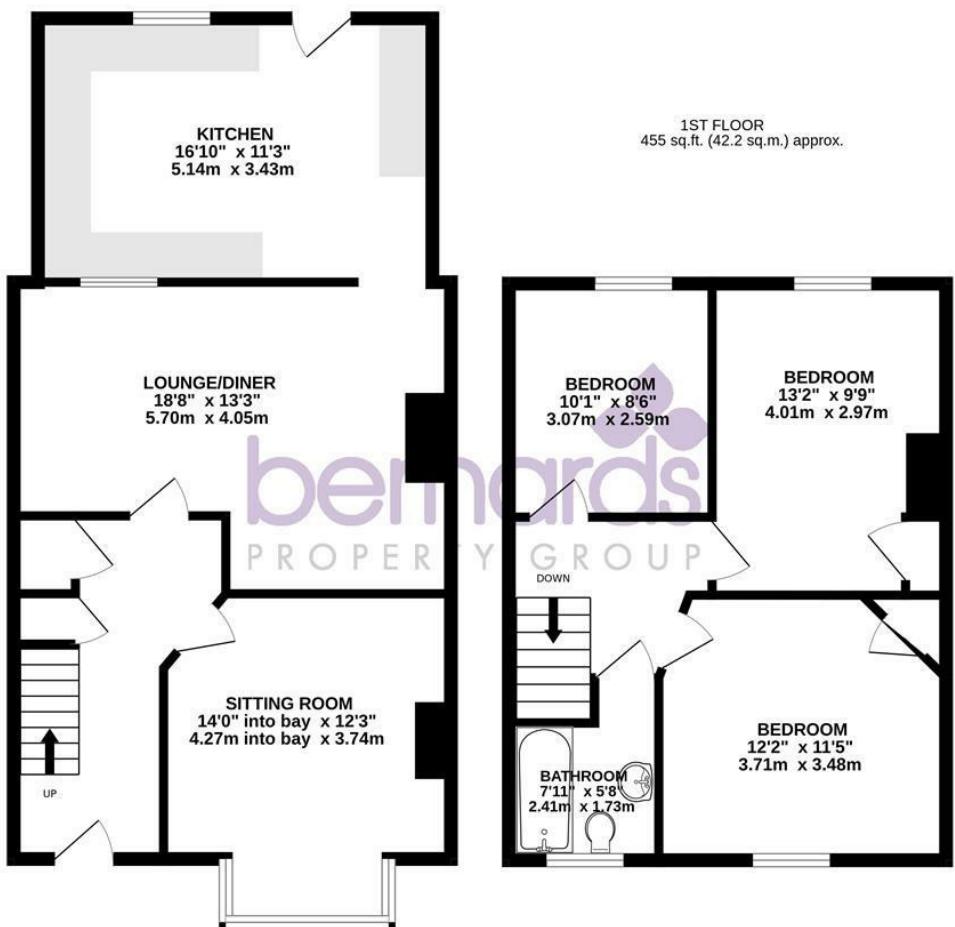
### LARGE OUTBUILDING



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

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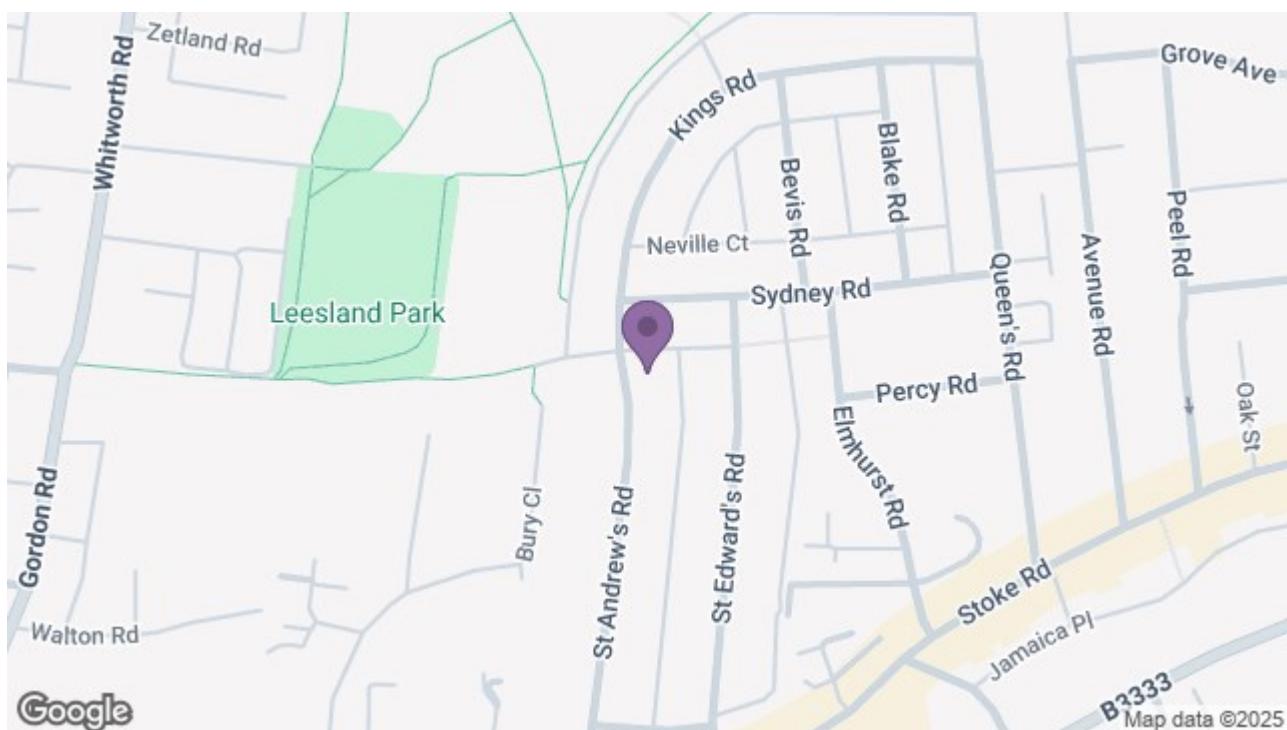




TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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