



**St. Anns Crescent, Gosport, PO12 3JJ**

**welcome to**

## **St. Anns Crescent, Gosport**

\*\* Great for Shops, Schools, Bus and Road Links \*\* Quiet Location with No Through Road \*\* Ideal First Time Buy \*\* Much Improved by the Current Owner \*\* Potential for Off Road Parking \*\*

### **Lounge/Diner**

27' 1" max x 12' 1" max ( 8.26m max x 3.68m max )

Triple glazed front door with ample coat hanging space, dimmable LED lighting, triple glazed bay window to front aspect, two designer radiators, stairs to first floor, TV point, triple glazed window to rear aspect, German engineered laminate flooring, door to kitchen.

### **Kitchen**

13' 6" max x 8' max ( 4.11m max x 2.44m max )

Wall and base level units, triple glazed window to rear aspect, space for washing machine, space for cooker with overhead extractor hood, space for fridge freezer, one and a half bowl and sink unit, tiled surrounds, triple glazed door to rear garden, wall mounted gas boiler, designer radiator, spotlights.

### **On First Floor**

#### **Bedroom One**

14' max x 12' 3" max ( 4.27m max x 3.73m max )

Triple glazed window to front aspect, designer radiator.

#### **Bedroom Two**

10' 9" max x 7' 3" max ( 3.28m max x 2.21m max )

Triple glazed window to rear aspect, designer radiator.

#### **Bathroom**

8' 4" max x 4' 6" max ( 2.54m max x 1.37m max )

Triple glazed window to rear aspect, low level WC, wash hand basin, panelled bath with shower over, heated towel rail, tiled walls, extractor.

#### **Rear Garden**

Laid to patio and artificial grass, shed on hardstand (suitable for a vehicle), enclosed by wall and fences, rear pedestrian access to rear service road, outside tap, (potential for parking if rear wall removed via rear service road).





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## St. Anns Crescent, Gosport

- Two Bedrooms
- Lounge/Diner
- Enclosed Rear Garden
- New Damp Proof Course
- Upstairs Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS112319 - 0003

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