

St Andrews Road,  
Gosport, Hampshire, PO12 1QB

£295,000



Middle Terraced House  
Three Bedrooms  
Modern Kitchen / Dining Room  
Gas Central Heating  
Conservatory

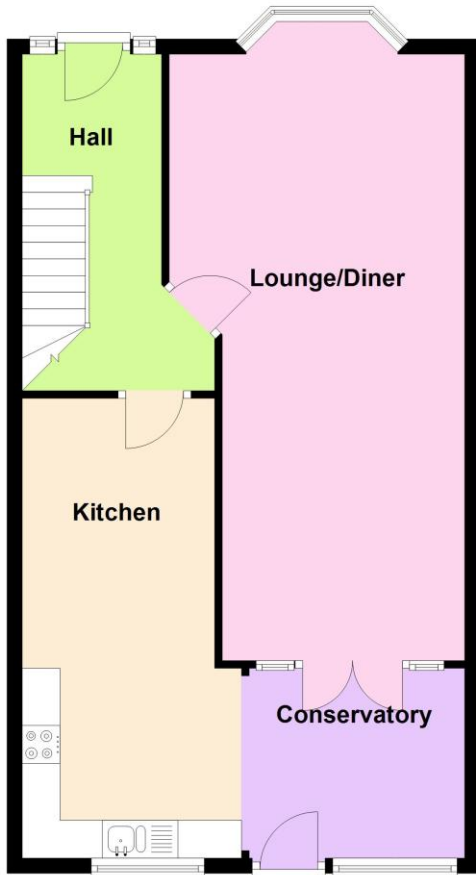
Ideal Family Home  
Good Size 3rd Bedroom  
First Floor Shower Room  
Located Near To Stoke Road & Its  
Facilities  
Garden & Garage

**023 9258 5588**

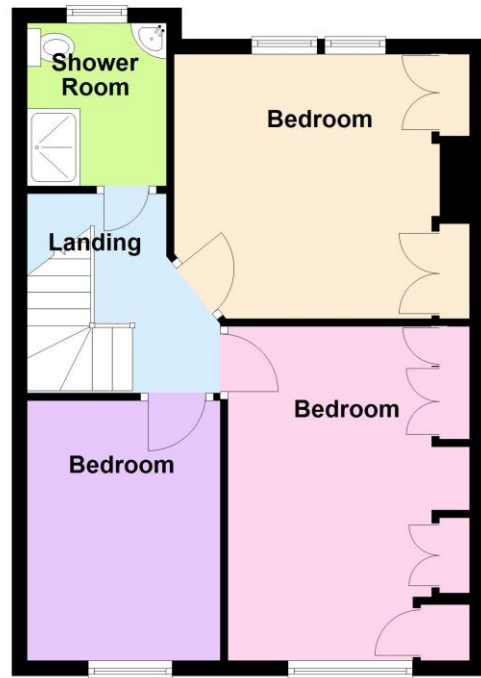
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**Ground Floor**



**First Floor**



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Entrance Hall	Composite front door with window adjacent, radiator, laminate flooring, stairs to first floor with spindled balustrade, understairs meter cupboard, picture rail.
Lounge / Dining Room	
Lounge Area	13'6" (4.11m) Into Bay x 12'10" (3.91m) Aluminium double glazed window, double radiator, fire surround with marble inset and hearth, living flame gas fire, built in cupboards, picture rail.
Dining Area	14'1" (4.29m) x 10'5" (3.18m) Picture rail, double radiator, French doors to conservatory.
Kitchen / Breakfast Room	19'7" (5.97m) x 8'3" (2.51m) widening to 9'6" (2.9m), Modern kitchen units with 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and electric hob, tiled splashbacks, plumbing for washing machine and space for fridge/freezer, laminate flooring, tiled splashbacks, PVCu double glazed window, tall standing radiator.
Conservatory	8'9" (2.67m) x 7'11" (2.41m) PVCu double glazed window and door, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade, picture rail.
Bedroom 1	11'5" (3.48m) x 10'10" (3.3m) To Cupboards, Aluminium double glazed window, built in cupboards, radiator
Bedroom 2	14'6" (4.42m) x 8'6" (2.59m) Aluminium double glazed window, radiator, fitted cupboards one of which houses wall mounted gas combination boiler.
Bedroom 3	11'3" (3.43m) x 8'4" (2.54m) Aluminium double glazed window, radiator.
Shower Room	Shower cubicle, low level W.C., pedestal hand basin, heated towel rail, aluminium double glazed window, tiled walls.
OUTSIDE	
Front Garden	With wall, tiled path, crazy paved area.
Rear Garden	2 paved patios, lawn, flower and shrub borders, pedestrian gate to rear service road.
Garage	Personal door to garden, cantilever door (requiring repair).
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

