

Shaftesbury Road,
Gosport, Hampshire, PO12 1RX

£260,000



Middle Terraced House

Lounge / Dining Room

Spacious & Newly Fitted Kitchen

Gas Central Heating

Bay House School Catchment

Three Bedrooms

First Floor Bathroom

Good Size Rear Garden Of Sunny Aspect

PVCu Double Glazing

In Our Opinion, An Ideal Family Home

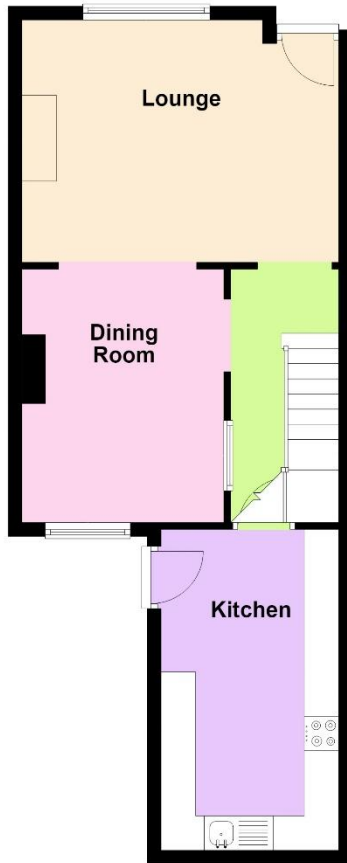
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Ground Floor



First Floor

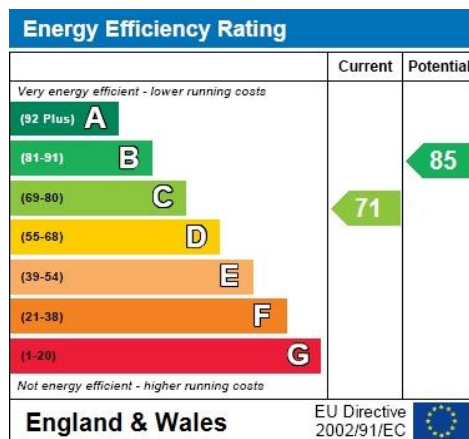


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Lounge / Dining Room	
Lounge Area	15'1" (4.6m) x 11'6" (3.51m) PVCu double glazed window and front door, fireplace with marble style inset and electric fire, 2 radiators, coved ceiling.
Dining Area	12'1" (3.68m) x 9'7" (2.92m) PVCu double glazed window, radiator, coved ceiling.
Inner Hallway	Understairs cupboard, stairs to first floor.
Kitchen	15'4 (4.67m) x 8'6 (2.59m), 1½ bowl composite sink unit, wall and base unit with worksurface over, built in oven (subject to negotiation) and 4 ring gas hob with cooker extractor canopy over, integrated fridge/freezer, integrated tumble dryer and washing machine, integrated dishwasher, wall mounted Vaillant gas central heating boiler concealed within cupboard, 2 PVCu double glazed windows and door to sideways, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade, radiator, coved ceiling.
Bedroom 1	15'1" (4.6m) x 11'6" (3.51m) 2 PVCu double glazed windows, radiator.
Bedroom 2	12'2" (3.71m) x 9'8" (2.95m) PVCu double glazed window, radiator.
Bedroom 3	9'2" (2.79m) x 8'1" (2.46m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	Panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., ceramic tiled floor and walls, PVCu double glazed window, tall standing radiator.
Agents Note	The current owners are in the process of repairing the bathroom ceiling.
OUTSIDE	
Front Forecourt	Brick wall, paving.
Rear Garden	Of sunny aspect, patio, lawn and further patio to rear.
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>
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.