DIMON
Estate Agents

St Andrews Road, Gosport, Hampshire, PO12 1QA

£650,000

Spacious & Versatile Family Home, Also Suitable As A Home For Two Families

1st Floor Bathroom & Shower Room, 2nd Floor Jack `n` Jill Shower Room

Driveway & Garage With Electric Roller Door

PVCu Double Glazing & Gas Central Heating

Many Period Features

Six Bedroom Detached House

Four Reception Rooms

Conservatory & Sun Lounge

Good Size Garden

Owned Solar Panels

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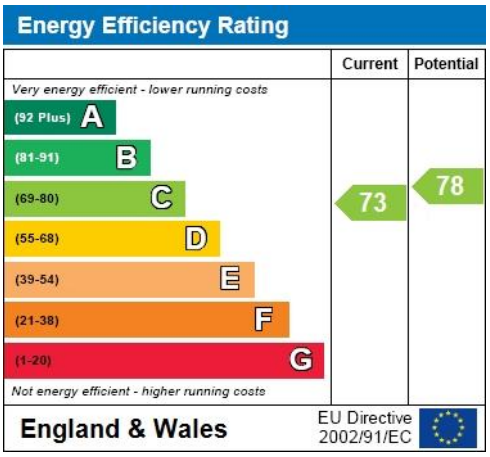
Entrance Porch	Composite front door, dado and picture rail, coved ceiling, glazed door with stained glass panels around.
Entrance Hall	Terrazzo stone floor, dado and picture rail, ornamental coved ceiling, stairs to first floor with spindled balustrade, radiator, PVCu double glazed window, understairs cupboard, additional shelved cupboard.
Cloakroom	White suite of low level WC., hand basin, PVCu double glazed window, ½ tiled walls, picture rail, marble floor tiles.
Study / Snug	10'11" (3.33m) x 9'10" (3m) PVCu double glazed window with fitted shutters, cast iron fireplace with tiled hearth, picture rail, ornamental coved ceiling.
Dining Room	17'6" (5.33m) x 12'11" (3.94m) PVCu double glazed windows on twin aspect with fitted shutters, fireplace with marble hearth and gas real flame fire, picture rail, ornamental coved ceiling.
2nd Lounge	17'5" (5.31m) x 13'0" (3.96m) PVCu double glazed window with fitted shutters, cast iron fireplace with tiled hearth, fitted cupboards and shelf unit to side of chimney breast, double radiator, picture rail, ornamental coved ceiling.
Spacious Lounge	15'10" (4.83m) x 15'9" (4.8m) With radiator, wood burner, PVCu double glazed sliding patio doors to conservatory with picture windows adjacent, French doors to kitchen/family room.
Conservatory	17'0" (5.18m) x 9'2" (2.79m) PVCu double glazed windows, French doors to garden, glass roof, door to garage.
Kitchen / Family Room	22'3" (6.78m) x 12'0" (3.66m) 1 1/2 bowl sink unit, wall and base units with worksurface over, 2 built in ovens, induction hob, recess for large style fridge/freezer (to remain), antique style radiator, plumbing for washing machine and dishwasher, PVCu double glazed window, French doors to garden, breakfast bar, cupboard with gas central heating boiler,
ON THE 1ST FLOOR	
Landing	Stained glass window with secondary glazing, dado rail, radiator, understairs cupboard.
Bedroom 1	17'6" (5.33m) Into Bay x 12'10" (3.91m) PVCu double glazed window with fitted shutters, radiator, picture rail.
Bedroom 2	16'3" (4.95m) x 13'2" (4.01m) PVCu double glazed patio door to conservatory, radiator, picture rail.
Sun Lounge	12'4" (3.76m) x 15'11" (4.85m) PVCu double glazed windows, polycarbonate roof, 2 radiators, French door to balcony with iron balustrade, door to hallway.
Bedroom 3	12'0" (3.66m) x 9'4" (2.84m) PVCu double glazed window, radiator, picture rail.

Shower Room	Double size shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, airing cupboard, chrome heated towel rail, tiled walls, coved ceiling.
Family Bathroom	8'8" (2.64m) x 8'2" (2.49m) Panelled bath, vanity hand basin, low level WC., 2 PVCu double glazed windows, tiled splashbacks.
Bedroom 4	11'0" (3.35m) x 10'2" (3.1m) PVCu double glazed window with fitted shutters, radiator, picture rail.
ON THE 2ND FLOOR	
Landing	With Keylite roof window.
Bedroom 5	18'10" (5.74m) x 10'5" (3.18m) Keylite roof window, access to eaves, electric radiator.
Bedroom 6	10'1" (3.07m) x 7'5" (2.26m) Keylite roof window, access to eaves, electric radiator.
Jack `n` Jill Shower Room	Shower cubicle, double vanity, low level W.C., Keylite roof window, electric chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	Front wall and iron gate, paved path, flower borders, concreted side driveway leading to:
Attached Garage	23'11" (7.29m) x 9'2" (2.79m) Remote controlled electric roller door, power and light.
Rear Garden	With patio, lawn, flower and shrub borders, 2 electric sockets.
Agents Note	The owner has advised us that the solar panels are owned outright and on a feed in tariff, for which they receive money back.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band E.
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.