

St Thomas`s Road, Hardway,
Gosport, Hampshire, PO12 4JX

£245,000



Middle Terraced House
Two Reception Rooms
Bathroom With White Suite
Gas Central Heating
Car Hardstanding

Two Bedrooms
Modern Kitchen
PVCu Double Glazing
Of Interest For Those Looking For A Larger
Than Average Garden
Viewing Recommended

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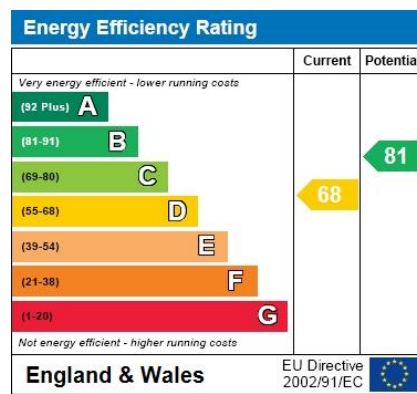


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, double radiator, stairs to first floor.
Dining Room	12'11" (3.94m) Into Bay x 10'6" (3.2m) PVCu double glazed window, fire surround with marble style inset and hearth for feature only, double radiator, coved ceiling.
Lounge	13'10" (4.22m) x 11'5" (3.48m) Pine fire surround with cast iron inset and tiled hearth, understairs meter cupboard, PVCu double glazed window, double radiator, coved ceiling.
Kitchen	9'10" (3m) x 7'0" (2.13m) Single bowl sink unit with glass tops, wall and base cupboards with worksurface over, range cooker to remain with cooker extractor canopy over, plumbing for washing machine and dishwasher, tall standing cupboard, PVCu double glazed window, roof window, ceramic tiled floor, wall mounted gas central heating boiler concealed within cupboard.
Rear Lobby	Recess for fridge/freezer, PVCu double glazed door to garden, ceramic tiled floor, sliding door to:
Bathroom	White suite of panelled bath with mixer tap, shower attachment, W.C., pedestal hand basin, PVCu double glazed window, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'9" (4.19m) x 11'1" (3.38m) PVCu double glazed window, tiled fireplace, built in cupboard, picture rail, radiator.
Bedroom 2	13'9" (4.19m) x 11'4" (3.45m) Tiled fireplace, PVCu double glazed window, access to loft space with pull down loft ladder, picture rail.
OUTSIDE	
Front Garden	With wall and concreted area.
Rear Garden	A long rear garden with concreted patio, lawn and borders, timber shed, concreted hardstanding with fence and gate leading to further car hardstanding accessed via rear service road.
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.