

St Edwards Road, Gosport,
Hampshire, PO12 1PP

OFFERS IN EXCESS
£250,000



Middle Terraced House
Lounge
First Floor W.C.
Gas Central Heating
Garage

Three Bedrooms
Separate Dining Area
Good Size Kitchen
Double Glazing
Convenient For Stoke Road & Its Facilities

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FLOOR PLAN TO FOLLOW



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

Entrance Hall	PVCu double glazed front door, dado rail, radiator, laminate flooring, coved ceiling, stairs to first floor.
Lounge	13'6" (4.11m) Into Bay x 10'10" (3.3m) PVCu double glazed window, coved ceiling, laminate flooring, 2 radiators.
Dining Area	13'3" (4.04m) x 11'2" (3.4m) PVCu double glazed window, radiator, laminate flooring, understairs meter cupboard, coved ceiling.
Kitchen	11'3" (3.43m) x 8'8" (2.64m) Single drainer enamel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, 1/2 tiled walls, PVCu double glazed window and door to sideway.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C., PVCu double glazed window, tiled walls, chrome heated towel rail.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	12'10" (3.91m) x 11'3" (3.43m) PVCu double glazed window, 2 built in cupboards, radiator.
Bedroom 2	13'4" (4.06m) x 8'10" (2.69m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	8'8" (2.64m) x 6'5" (1.96m) PVCu double glazed window, radiator.
W.C.	With low level W.C., vanity hand basin, cupboard with wall mounted gas central heating boiler, PVCu double glazed window, tiled splashbacks.
OUTSIDE	
Front Forecourt	
Rear Garden	Lawn.
Workshop To Rear	18'4" (5.59m) x 13'11" (4.24m) Personal door to rear service road. Potential to convert back to garage.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

