



**St. Thomas's Road, Gosport, PO12 4JX**

**welcome to**

## **St. Thomas's Road, Gosport**

Two bedroom end of terrace home \*\* Two reception rooms \*\* Workshop \*\* First floor bathroom \*\* Requested location \*\* No chain ahead.

### **Auctioneer's Comments**

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### **Entrance Hall**

UPVC door to front access, UPVC double glazed window to front elevation, inner door to:

### **Lounge**

14' 10" max x 13' 1" max ( 4.52m max x 3.99m max )  
UPVC double glazed window to front elevation, tv point, radiator, door to:

### **Dining Room**

14' 5" max x 13' 1" max ( 4.39m max x 3.99m max )  
UPVC double glazed window to rear elevation, stairs to first floor landing, radiator, door to:

### **Kitchen**

9' 10" max x 9' max ( 3.00m max x 2.74m max )  
UPVC double glazed windows to side and rear elevation, matching wall and base units, one and a half bowl stainless steel sink and drainer unit, space for cooker and fridge/freezer, tiled splashbacks, radiator.

### **Rear Lobby**

7' 6" x 4' 11" ( 2.29m x 1.50m )  
(Previously the bathroom)  
UPVC door to rear garden, UPVC double glazed windows to side elevation, space for fridge/freezer.





## **First Floor Landing**

Access to loft space, doors to:

### **Bedroom 1**

15' 2" max x 11' 1" max ( 4.62m max x 3.38m max )  
UPVC double glazed window to front elevation,  
access to loft space, radiator.

### **Bedroom 2**

11' 2" x 10' 10" ( 3.40m x 3.30m )  
UPVC double glazed window to rear elevation,  
radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath,  
shower cubicle, wash hand basin, wc, space for  
washing machine, airing cupboard, wall mounted  
gas boiler, tiled surrounds, radiator.

### **Outside**

To the front there is a courtyard style garden  
enclosed by a half brick wall. To the rear there is a  
patio section, slate shingle area, outside tap, rear  
pedestrian access and enclosed by panel fencing.

### **Summer House/Shed**

13' 6" x 6' 6" ( 4.11m x 1.98m )  
UPVC door to front access, UPVC double glazed  
windows to front and side elevation.



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## St. Thomas's Road, Gosport

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom end of terrace
- Requested location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£160,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS111885 - 0005

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