

Queens Road, Gosport,
Hampshire, PO12 1LH

£245,000



Middle Terraced House
Two Reception Rooms
PVCu Double Glazing
Close To Stoke Road Facilities

Four Bedrooms
Utility
Gas Central Heating
No Forward Chain

023 9258 5588

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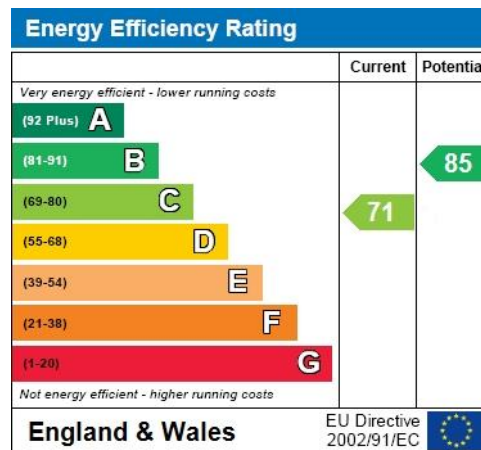
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Lounge	11'8" (3.56m) x 11'8" (3.56m) Plus Recess PVCu double glazed window, PVCu double glazed front door, dado rail, radiator, fireplace, meter cupboard, stairs to first floor, coved ceiling.
Dining Room	11'10" (3.61m) x 11'9" (3.58m) Radiator, French doors to utility room, set ceiling with ceiling rose, doro to:
Kitchen	10'10" (3.3m) x 5'10" (1.78m) Single bowl sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker hood over, built in dishwasher, space for fridge, tiled splashbacks, wooden windows looking out to utility, radiator, ceramic tiled floor.
Utiity Room	11'0" (3.35m) x 5'5" (1.65m) PVCu double glazed door with adjacent window, space for washing machine and dryer, space for freezer, base unit with worksurface, Ideal gas central heating boiler, polycarbonate roof.
Bathroom	7'11" (2.41m) x 5'3" (1.6m) PVCu double glazed window, walk in shower, sink with vanity unit under, built in W.C., tiled walls, chrome heated towel rail, tiled floor, spotlights.
ON THE 1ST FLOOR	
Landing	Understairs cupboard, stairs to 2nd floor.
Bedroom 1	11'11" (3.63m) x 11'10" (3.61m) PVCu double glazed window, radiator, built in cupboard, flat ceiling.
Bedroom 2	10'10" (3.3m) x 5'11" (1.8m) PVCu double glazed window, radiator, textured ceiling.
Bedroom 4 / Study	8'7" (2.62m) x 4'5" (1.35m) Widening to 5'10 (1.78m), PVcu double glazed window, radiator, textured ceiling.
ON THE 2ND FLOOR	
Bedroom 2	15'10" (4.83m) x 10'6" (3.2m) narrowing to 7'6 (2.29m), PVCu double glazed window, Velux window, radiator, textured ceiling.
OUTSIDE	
Front Garden	Path, laid to gravel.
Rear Garden	Decking, lawn, rear pedestrian gate, garden shed.
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.