

Fareham Road, Gosport,  
Hampshire, PO13 0AE

£280,000



Middle Terraced House  
Two Reception Rooms  
Spacious First Floor Shower Room  
Parking For 2 Vehicles  
PVCu Double Glazing

Three Bedrooms  
Utility Room With Ground Floor W.C. Off  
Good Size Rear Garden  
Detached Garage  
Gas Central Heating

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**Ground Floor**



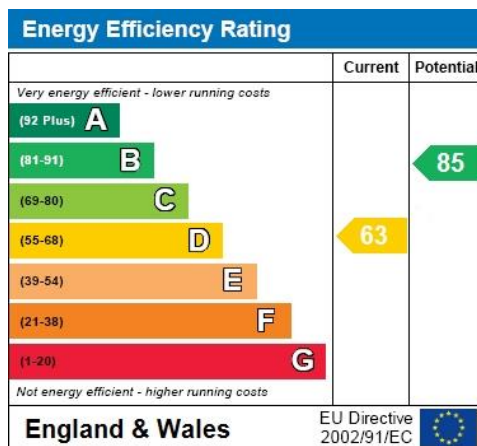
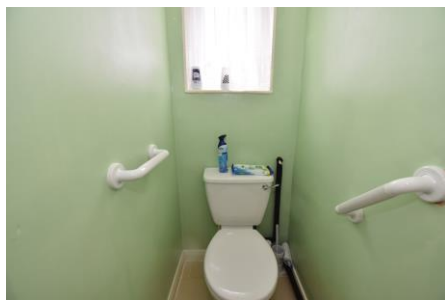
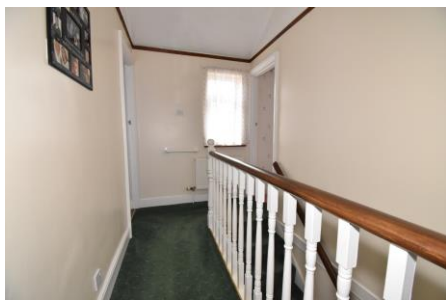
**First Floor**



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

Entrance Porch	PVCu double glazed front door and window, glazed inner door to:
Entrance Hall	Understairs cupboard.
Lounge	17'10" (5.44m) x 11'11" (3.63m) Into Recess Twin aspect room with 2 PVCu double glazed windows, 2 radiators, fireplace, dado rail, picture rail, coved ceiling.
Kitchen / Dining Room	
Dining Area	12'0" (3.66m) x 9'11" (3.02m) PVCu double glazed window, radiator, picture rail, dado rail, coved ceiling.
Kitchen	12'8" (3.86m) Max x 7'6" (2.29m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, gas cooker point, space for fridge, PVCu double glazed window, tiled splashbacks.
Utility Room	8'4" (2.54m) Max x 9'3" (2.82m) Max L Shaped, Sink unit, worksurface and base cupboards, space for fridge/freezer, plumbing for washing machine, radiator, PVCu double glazed windows and door to garden, extractor fan.
W.C. off	With low level W.C., PVCu double glazed window.
Inner Lobby	With larder cupboard, stairs to first floor.
Landing	PVCu double glazed window, single radiator, picture rail, access to loft space.
Bedroom 1	11'11" (3.63m) x 10'10" (3.3m) PVCu double glazed window, double radiator, picture rail.
Bedroom 2	9'11" (3.02m) x 9'3" (2.82m) PVCu double glazed window, double radiator, picture rail, coved ceiling.
Bedroom 3	10'8" (3.25m) Into Recess x 7'6" (2.29m) PVCu double glazed window, double radiator, coved ceiling, airing cupboard.
Shower Room	11'10" (3.61m) x 6'9" (2.06m) Shower cubicle, pedestal hand basin, W.C., radiator, PVCu double glazed window, tiled splashbacks, picture rail, airing cupboard with wall mounted gas central heating boiler.
OUTSIDE	
Front Garden	With fence and raised borders, laid to shingle, paved area.
Rear Garden	Of good size with patio, lawn, concrete path, shrub borders, parking for 2 cars.
Detached Garage	
Tenure	Freehold.





Full Energy Performance Certificate  
available upon request

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.