

Southway, Bridgemary,  
Gosport, Hampshire, PO13 0XB

£263,995



Spacious End Of Terraced House  
Lounge  
Double Glazed Conservatory  
Rear Garden Of Sunny Aspect  
Gas Central Heating

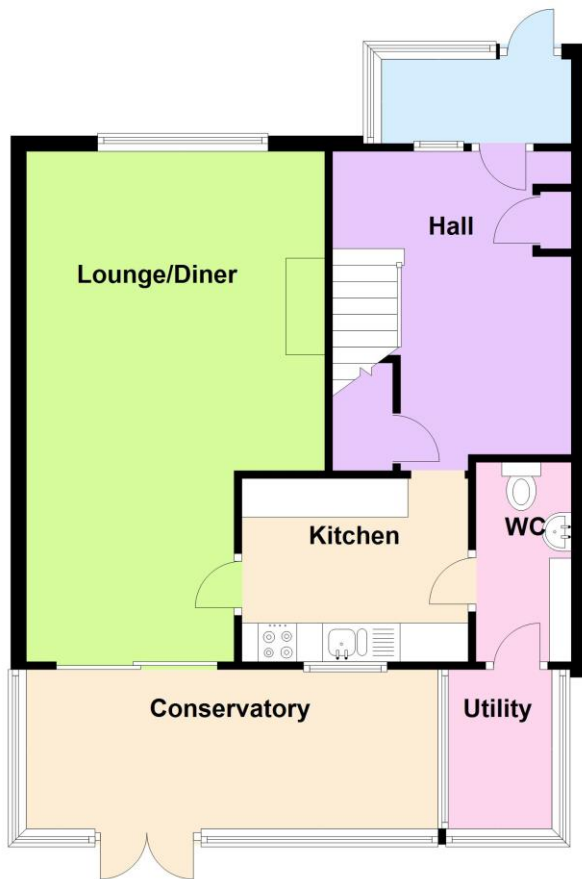
Three Bedrooms  
Separate Dining Area  
Ground Floor Cloakroom & Utility Area  
PVCu Double Glazing  
No Forward Chain

**023 9258 5588**

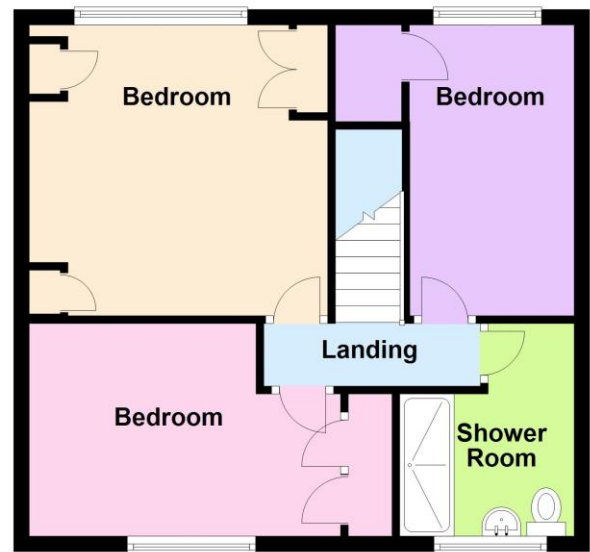
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**Ground Floor**

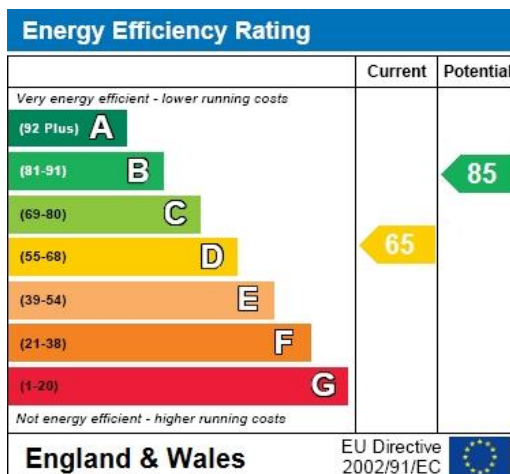


**First Floor**



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**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed window and door, PVCu double glazed inner door to:
Dining Area	12'10" (3.91m) x 6'7" (2.01m) Stairs to first floor, understairs cupboard, meter cupboard, radiator, additional cupboard.
Lounge / Dining Room	21'7" (6.58m) x 12'7" (3.84m) narrowing to 8'4" (2.54m), PVCu double glazed window, radiator, fireplace with living flame gas fire, coved ceiling, Georgian effect door to kitchen, sliding patio door to conservatory.
Kitchen	9'6" (2.9m) x 7'9" (2.36m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in double oven, 4 ring gas hob, PVCu double glazed window, tiled walls, integrated dishwasher.
Lobby	With PVCu double glazed door to:
Utility Room	Base cupboard, tiled walls.
W.C off	With W.C., hand basin, tiled walls. (No door at present)
Utility	6'8" (2.03m) x 4'6" (1.37m) Plumbing for washing machine, shelf unit with worksurface, PVCu double glazed window, polycarbonate roof.
Conservatory	15'6" (4.72m) x 6'9" (2.06m) PVCu double glazed window and French doors to garden, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	With coved ceiling.
Bedroom 1	12'3" (3.73m) x 12'7" (3.84m) PVCu double glazed window, radiator, fitted bedroom furniture.
Bedroom 2	13'0" (3.96m) x 9'1" (2.77m) PVCu double glazed window, airing cupboard with Vaillant gas central heating boiler, radiator.
Bedroom 3	12'3" (3.73m) x 6'7" (2.01m) PVCu double glazed window, radiator, built in cupboard.
Shower Room (Previously Bathroom)	Shower cubicle with low level screen, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled walls, access to loft space.
OUTSIDE	
Front Garden	With brick wall, artificial grass, paving, iron gate.
Rear Garden	Of sunny aspect with artificial grass, raised flower beds, patio, brick wall boundary.
Tenure	Freehold.



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.