

St Thomas`s Road, Hardway,  
Gosport, Hampshire, PO12 4JX

£254,500



Middle Terraced House

Two Reception Rooms

PVCu Double Glazing

Located Not Far From Hardway Foreshore

Three Bedrooms

Well Maintained & Long Rear Garden

Gas Central Heating

**023 9258 5588**

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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 Hall	PVCu double glazed front door, radiator, laminate flooring, stairs to first floor.
Lounge	13'0" (3.96m) Into Bay x 10'11" (3.33m) PVCu double glazed window with shutters, 2 radiators, fitted gas fire.
Dining Room	14'2" (4.32m) x 11'11" (3.63m) Laminate flooring, PVCu double glazed window, radiator, understairs meter cupboard, picture rail.
Kitchen	10'0" (3.05m) x 7'8" (2.34m) Single drainer sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, space for fridge/freezer, plumbing for washing machine and dishwasher, PVCu double glazed window and door to sideways, wall mounted gas central heating boiler, double radiator.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., double radiator, PVCu double glazed window, separate shower over bath, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	14'4" (4.37m) x 11'0" (3.35m) PVCu double glazed window with shutters, radiator, built in cupboard, coved ceiling.
Bedroom 2	12'0" (3.66m) x 7'1" (2.16m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	8'7" (2.62m) x 6'9" (2.06m) PVCu double glazed window, radiator, coved ceiling.
OUTSIDE	
Front Forecourt	With brick wall and iron gate, paved path, slate borders.
Rear Garden	Of good size and divided into several sections without outside store shed with PVCu double glazed window, patio, lawn, flower and shrub borders, summer house and further patio rear brick wall and pedestrian gate to rear service road. Potential for garage or off road parking if rear wall removed (subject to any necessary local authority consent)
Long Rear Garden	With summer house and potential for parking or garage (subject to local authority consent)
Tenure	Freehold.
Council Tax	Band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.