

St Edwards Road, Gosport,
Hampshire, PO12 1PP

£245,000



Middle Terraced House
Two Reception Rooms
Four Piece First Floor Bathroom
Gas Central Heating
In Our Opinion, A Well Presented Home

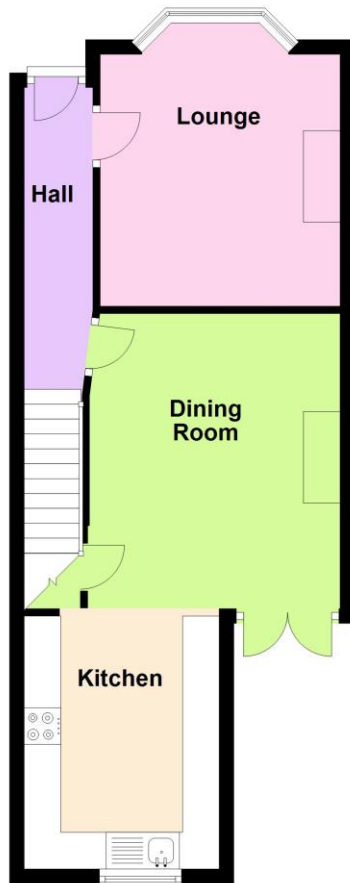
Two Bedrooms
Modern & Spacious Kitchen
PVCu Double Glazing
Detached Garage

023 9258 5588

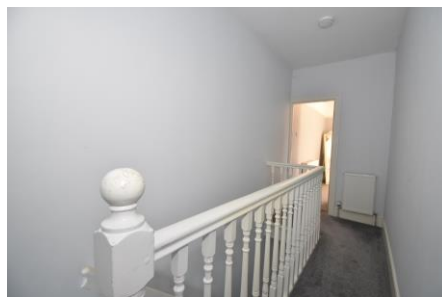
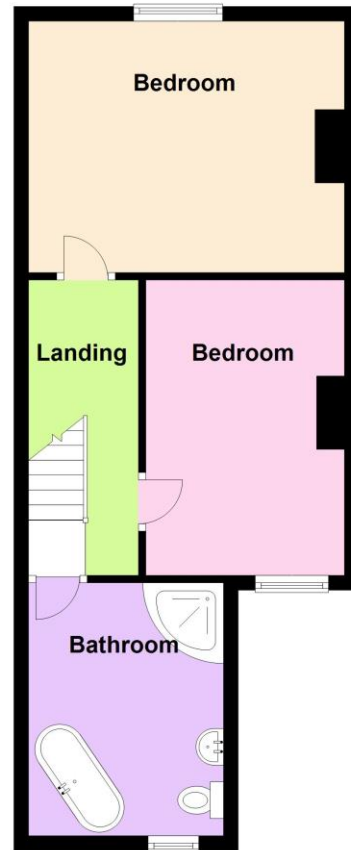
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Ground Floor

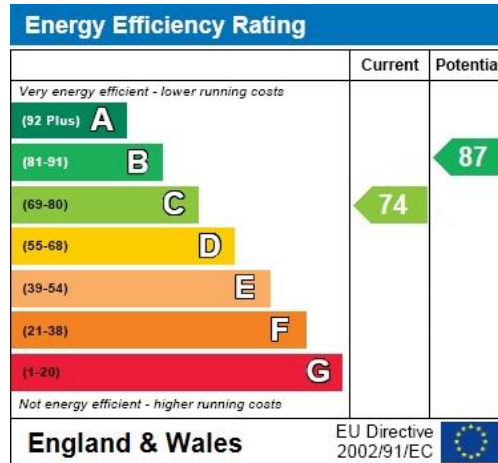


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Composite front door, radiator, stairs to first floor, laminate flooring, picture rail, coved ceiling, ornament arch with corbels.
Lounge	13'7" (4.14m) Into Bay x 10'10" (3.3m) PVCu double glazed window, brick fire recess, picture rail, radiator, coved ceiling.
Dining Room	13'3" (4.04m) x 11'3" (3.43m) PVCu double glazed French doors to garden, fire surround with tiled inset, radiator, under stairs cupboard, picture rail, laminate flooring.
Kitchen	11'3" (3.43m) x 8'7" (2.62m) Composite sink unit, white fronted wall and base units with work surface over, built in oven and 4 ring electric hob with extractor canopy above, integrated dishwasher and washing machine, integrated fridge/freezer, PVCu double glazed window, tiled splash back, laminate floor, wall mounted gas central heating boiler, pelmet lighting.
ON THE 1ST FLOOR	
Landing	Access to loft space, radiator, spindle balustrade.
Bedroom 1	14'2" (4.32m) Into Recess x 11'3" (3.43m) PVCu double glazed window, radiator, fire surrounds, cast iron fire place, built in cupboard and picture rail.
Bedroom 2	13'3" (4.04m) x 8'10" (2.69m) PVCu double glazed window, radiator, fire surround with cast iron inset, picture rail.
Bathroom	11'2" (3.4m) x 8'7" (2.62m) White suite, claw footed bath with antique style mixer tap and shower attachment, separate shower cubicle, pedestal hand basin, low level WC, PVCu double glazed window, 1/2 tiled walls, fully tiled to shower area, antique style radiator with towel rail.
OUTSIDE	
Front Garden	Tiled paths, slate and stone chippings.
Rear Garden	With lawn, outside storage cupboard, outside toilet (toilet not connected).
Detached Garage	With cantilever door.
Tenure	Freehold.
Council Tax	Band B.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.