

Priory Road, Hardway,  
Gosport, Hampshire, PO12 4LG

£260,000



Middle Terraced House  
Two Reception Rooms  
Garage  
Gas Central Heating

Three Bedrooms  
First Floor Bathroom  
PVCu Double Glazing  
Near To Harbour Foreshore

**023 9258 5588**

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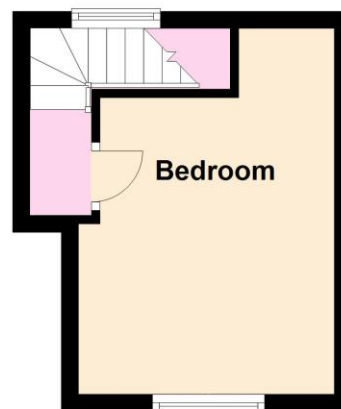
**Ground Floor**



**First Floor**

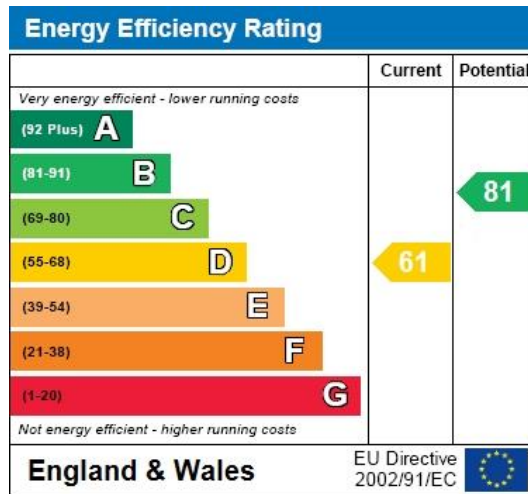


**Second Floor**



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

Lounge	12'3" (3.73m) x 10'11" (3.33m) PVCu double glazed bow window and front door, cast iron open fireplace, coved ceiling with ceiling rose, double radiator.
Inner Lobby	With stairs to first floor.
Dining Room	12'3" (3.73m) x 10'10" (3.3m) Understairs meter cupboard, PVCu double glazed window, radiator.
Kitchen	11'4" (3.45m) x 6'7" (2.01m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge, tiled splashbacks, PVCu double glazed window, wall mounted Baxi gas central heating boiler, ceramic tiled floor, PVCu double glazed back door.
ON THE 1ST FLOOR	
Landing	Radiator, stairs to 2nd floor.
Bedroom 2	12'4" (3.76m) x 8'3" (2.51m) PVCu double glazed window, cupboard incorporating airing cupboard.
Bedroom 3	10'11" (3.33m) x 6'11" (2.11m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, Mira shower over bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, heated towel rail.
ON THE 2ND FLOOR	
Landing	With roof window.
Bedroom 1	13'8" (4.17m) Max x 9'11" (3.02m) PVCu double glazed window, radiator, access to eaves storage areas.
OUTSIDE	
Rear Garden	Paving, rear pedestrian gate.
Garage	With cantilever door accessed from rear service road.
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.