

Lyndhurst Road, Gosport,
Hampshire, PO12 3QY

£265,000



Middle Terraced House

Three Bedrooms

Modern Kitchen

Ground Floor Cloakroom & First Floor Four
Piece Bathroom

Block Paved Front Hardstanding With
Potential To Extend The Parking Area

Popular Residential Location

Lounge/Dining Room

Family Room

Gas Central Heating

Garage

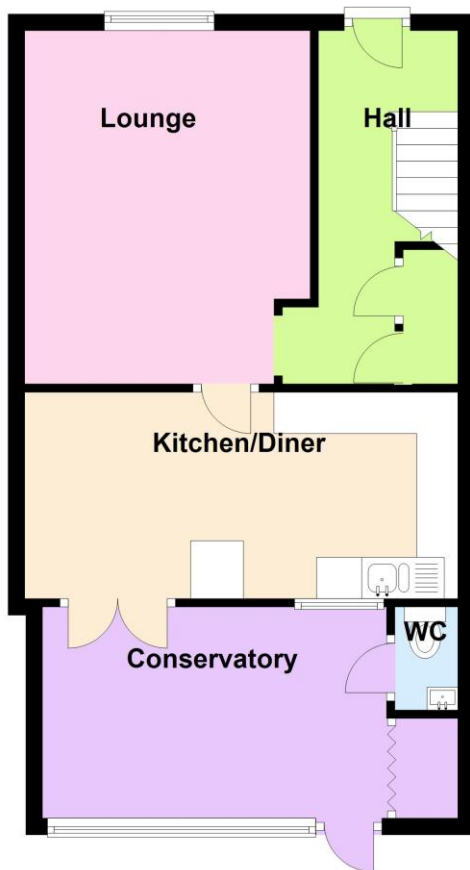
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Ground Floor



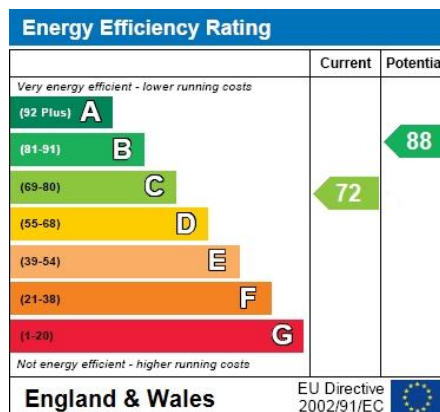
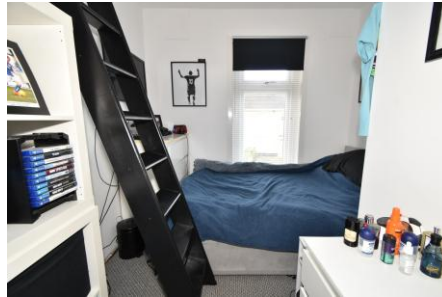
First Floor



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

Entrance Hall	Composite front door, dado rail, radiator, understairs cupboard and shelved cupboard.
Lounge/Dining Room	14'0" (4.27m) x 11'3" (3.43m) PVCu double glazed window, radiator and coved ceiling.
Kitchen	17'2" (5.23m) x 8'0" (2.44m) 1 ½ bowl ceramic sink unit, wall and base units with work surface over, built in oven and 4 ring gas hob with cooker extractor canopy above, space for fridge/freezer, breakfast bar, integrated dishwasher, PVCu double glazed window, Georgian style glazed timber doors to:
Family Room	13'5" (4.09m) x 8'4" (2.54m) PVCu double glazed window, French doors, radiator, laminate flooring, cupboard with gas central heating boiler and plumbing for washing machine.
Cloakroom Off	With low level W.C, hand basin and tiled walls.
ON THE 1ST FLOOR	
Landing	With radiator.
Bedroom 1	11'3" (3.43m) x 9'10" (3m) PVCu double glazed window, radiator.
Bedroom 2	11'1" (3.38m) x 8'5" (2.57m) PVCu double glazed window.
Bedroom 3	8'1" (2.46m) x 8'4" (2.54m) Narrowing to 5'9 (1.75 m), PVCu double glazed window, access to boarded out attic area with loft window.
Bathroom	8'2" (2.49m) x 6'11" (2.11m) 4 Piece bathroom of white suite, panelled bath, pedestal hand basin and low level W.C, separate shower cubicle, PVCu double glazed window, heated electric towel rail, aqua panel splashbacks.
OUTSIDE	
Front Garden	Block paved car hardstanding, picket fence and gate. Hardstanding could be widened if the picket fence and gate was removed.
Rear Garden	With artificial grass, patio and decorative stone, rear pedestrian gate.
Garage	14'10" (4.52m) x 10'8" (3.25m) With cantilever door, window and personal door.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone

coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.