

Carlyle Road, Gosport, Hampshire, PO12 3NH

£199,950



Middle Terraced House

Three Bedrooms

Second Sitting Room

Ground Floor Cloakroom and Spacious
First Floor Bathroom with White Suite

PVCu Double Glazing and Gas Central
Heating

Deceptive of the Accommodation on Offer

Lounge / Dining Room

10`8 x 8`8 Kitchen

Attic Hobbies Room

Viewing Recommended

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Entrance Hall	PVCu double glazed front door, dado rail, storage cupboard, Georgian style glazed door to:
Lounge / Dining Room	25'1" (7.65m) Into Bay x 13'4" (4.06m) narrowing to 10'1" (3.07m), PVCu double glazed window, radiator with radiator cover, picture rail, coved ceiling, additional radiator.
Rear Lobby	PVCu double glazed door, stairs to first floor, understairs cupboard.
Snug	11'2" (3.4m) Into Bay x 9'3" (2.82m) Plus Recess, PVCu double glazed window, open tiled fireplace, shelved storage cupboard, double radiator, picture rail, coved ceiling.
New Kitchen	10'8" (3.25m) x 8'8" (2.64m) Single drainer stainless steel sink unit, wall and base units with oak worksurface over, built-in oven, 4 ring gas hob with extractor canopy above, recess for fridge/freezer, PVCu double glazed window, slate style flooring, space for fridge.
Rear Lobby	With storage cupboard, slate style flooring, door to lean-to.
W.C. off	With low level W.C., corner sink, radiator, coved ceiling, PVCu double glazed window, slate style flooring.
Lean-to	7'7" (2.31m) x 6'6" (1.98m) With radiator, slate style flooring, polycarbonate roof, PVCu double glazed french doors.
Utility Cupboard off	With plumbing for washing machine, shelf for dryer.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, dado rail, radiator, ladder giving access to:
Hobbies Room	With roof window.
Bedroom 1	13'8" (4.17m) Into Bay x 13'4" (4.06m) PVCu double glazed window, double radiator, coved ceiling.
Bedroom 2	11'1" (3.38m) x 10'1" (3.07m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Bedroom 3	10'9" (3.28m) x 8'10" (2.69m) PVCu double glazed window, radiator, laminate flooring, picture rail, coved ceiling, built-in cupboard with Glow worm wall mounted gas combination boiler.
Bathroom	9'3" (2.82m) x 5'10" (1.78m) White suite of panelled bath with antique style mixer tap and Mira shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, double radiator, built-in cupboard, coved ceiling.

OUTSIDE

Front Forecourt

With wall and iron gate.

Rear Garden

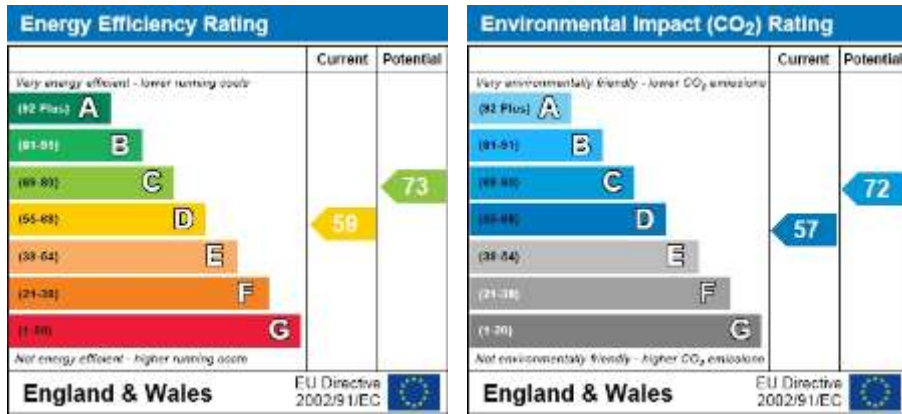
Paved with raised flower border, pedestrian rear gate.

Block Built Workshop



Directions

From our office proceed out of Gosport along Stoke Road and around the one-way system taking the middle lane and proceeding across Bury Road and into Gordon Road, which in turn proceeds into Whitworth Road. At the traffic lights turn right into Carlyle Road where the property will be found shortly on the right hand side.



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 you legal representative to confirm this information before exchanging contracts.