

Lester Road, Gosport,
Hampshire, PO12 3SA

£248,995



Middle Terraced House

Lounge

Ground Floor Cloakroom

PVCu Double Glazing & Gas Central Heating

Block Paved Hardstanding To Front & Garage To Rear

Three Bedrooms

Kitchen / Dining Room

First Floor Shower Room

Low Maintenance Rear Garden

Bay House School Catchment

023 9258 5588

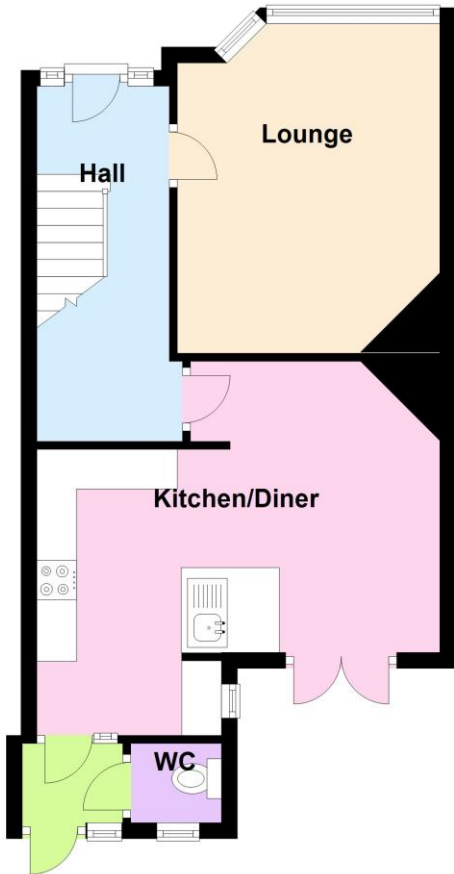
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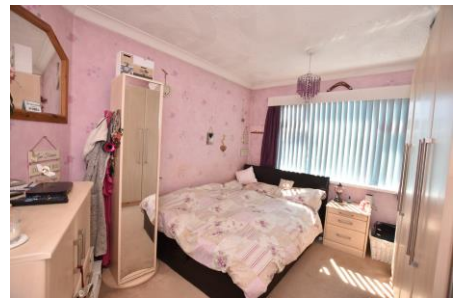
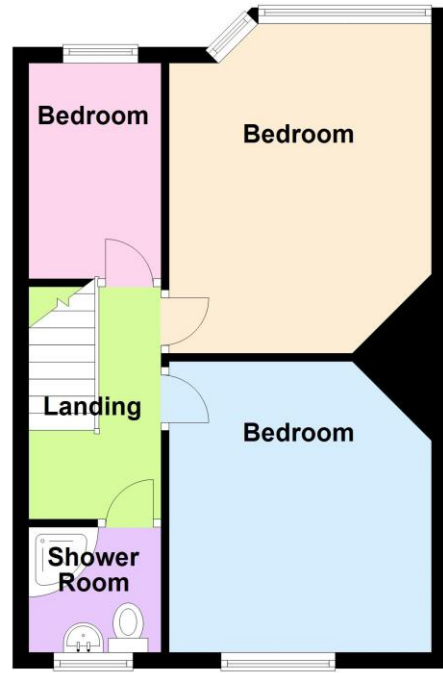
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Ground Floor

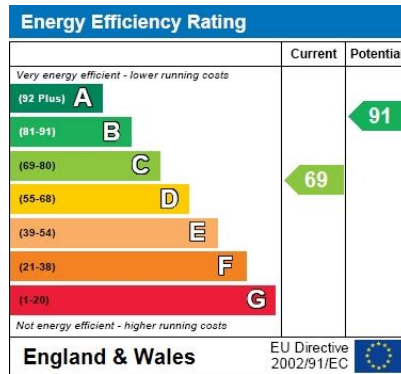


First Floor



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

Entrance Hall	PVCu double glazed front door and window, radiator, stairs to first floor with spindled balustrade, understairs meter cupboard, coved ceiling, Karndean flooring.
Lounge	13'6" (4.11m) Into Bay x 10'10" (3.3m) PVCu double glazed window, radiator, coved ceiling.
Kitchen / Dining Room	
Dining Area	11'11" (3.63m) x 9'9" (2.97m) PVCu double glazed French doors, radiator, coved ceiling, breakfast bar.
Kitchen Area	12'4" (3.76m) x 6'5" (1.96m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, wall and base cupboards with worksurface over, integrated fridge/freezer, plumbing for washing machine, PVCu double glazed window and door, Karndean flooring.
Rear Porch	With ceramic tiled floor, PVCu double glazed window and door.
W.C. Off	PVCu double glazed window, high level cistern, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down ladder.
Bedroom 1	13'8" (4.17m) x 9'11" (3.02m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'0" (3.66m) x 9'10" (3m) PVCu double glazed window, radiator, coved ceiling, wall mounted gas central heating boiler.
Bedroom 3	8'11" (2.72m) x 6'5" (1.96m) PVCu double glazed window, radiator.
Shower Room	Shower cubicle, vanity hand basin with cupboard under, low level W.C., chrome heated towel rail, ceramic tiled floor and walls, PVCu double glazed window.
OUTSIDE	
Front Garden	With block paved hardstanding for car.
Rear Garden	With decking area, timber balustrade, patio area, area laid to artificial grass, timber gate to rear service road.
Garage	Located to the rear of the property with side door and accessed via rear service road.



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.