

Anns Hill Road, Gosport,
Hampshire, PO12 3JU

£249,995



Spacious Family Home
Two Reception Rooms
Spacious First Floor Bathroom
Gas Central Heating

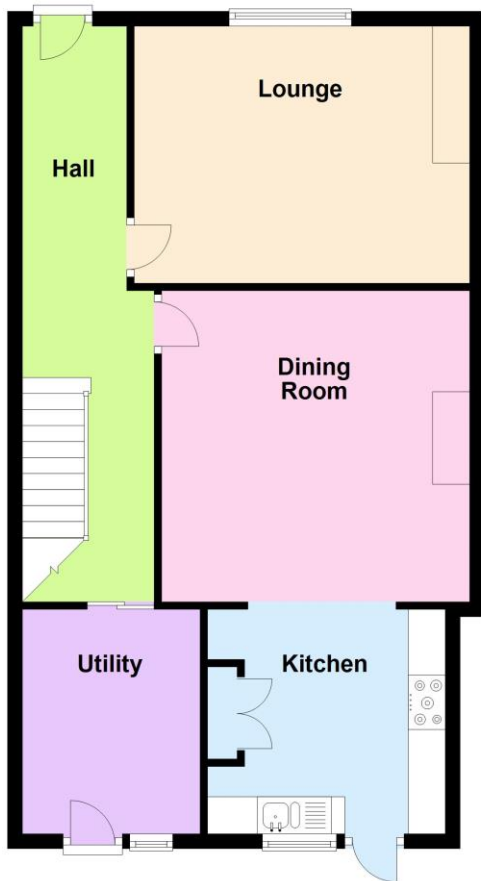
Three Bedrooms
Kitchen & Separate Utility Room
PVCu Double Glazing
This Property Is Deceptive Of Its Size

023 9258 5588

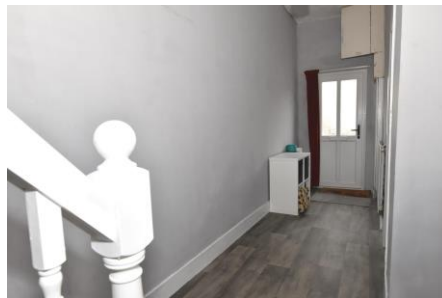
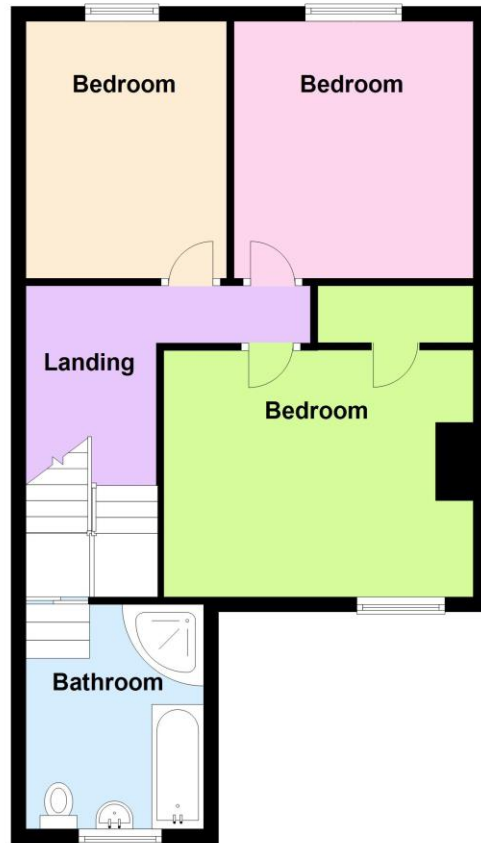
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Ground Floor

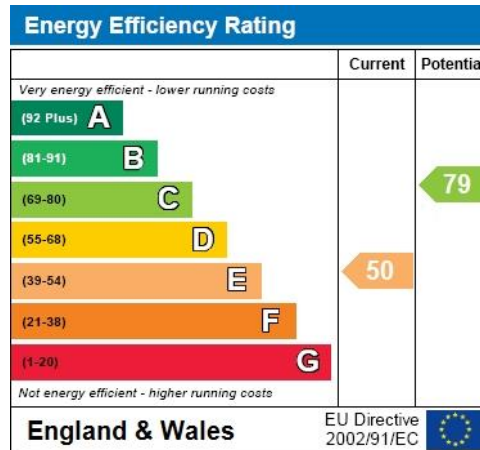


First Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 51 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu doubled front door, radiator, understairs recess cupboard, stairs to first floor.
Lounge	13'5" (4.09m) Plus Recess x 11'5" (3.48m) PVCu double glazed window, brick fireplace with timber surround for feature, radiator.
Dining Room	13'10" (4.22m) x 13'8" (4.17m) Brick fireplace for feature, antique style radiator, picture rail, archway to:
Kitchen	10'6" (3.2m) x 9'10" (3m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, ceramic tiled floor, PVCu double glazed window, door to garden, recess for range style cooker, extractor canopy.
Utility Room	9'10" (3m) x 7'10" (2.39m) Plumbing for washing machine, space for dryer, space for fridge/freezer, wall mounted gas central heating boiler, PVCu double glazed window and door to garden, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Radiator, access to loft space.
Bedroom 1	13'11" (4.24m) Into Recess x 11'6" (3.51m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	11'8" (3.56m) x 11'0" (3.35m) PVCu double glazed window, radiator.
Bedroom 3	11'5" (3.48m) x 8'10" (2.69m) PVCu double glazed window, radiator.
Bathroom	9'9" (2.97m) x 7'11" (2.41m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., separate shower cubicle, PVCu double glazed window, ceramic tiled floor, antique style radiator, tiled splashbacks, aqua panel to shower area.
OUTSIDE	
Front Garden	With wall and paving. Shared side access path for this and adjoining neighbour, giving access to rear garden.
Rear Garden	Lawn, timber shed, paved patio.



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.