

Kings Road, Gosport,
Hampshire, PO12 1PY

£257,500



End Of Terraced House

Lounge / Dining Room

Separate Utility Room

Jack n Jill Shower Between Bed 1 & Bed 2

Good Size Workshop

Three Bedrooms

Kitchen

Ground Floor Bathroom

PVCu Double Glazing & Gas Central Heating

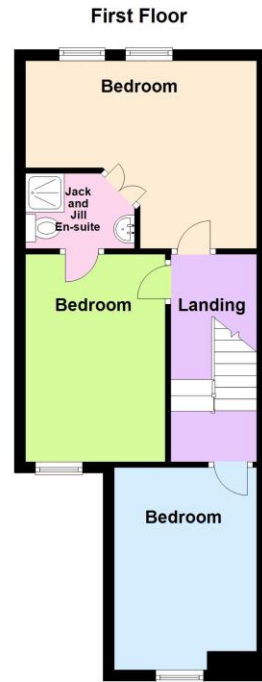
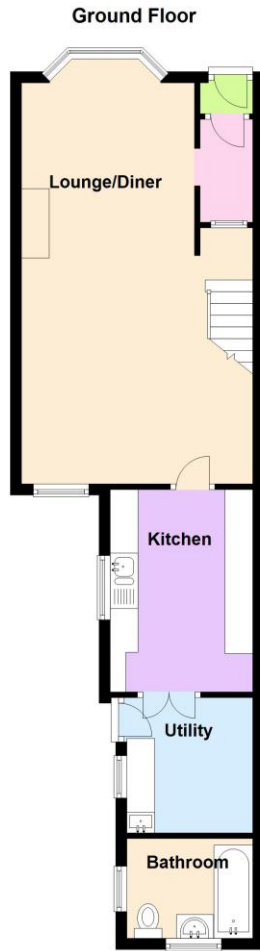
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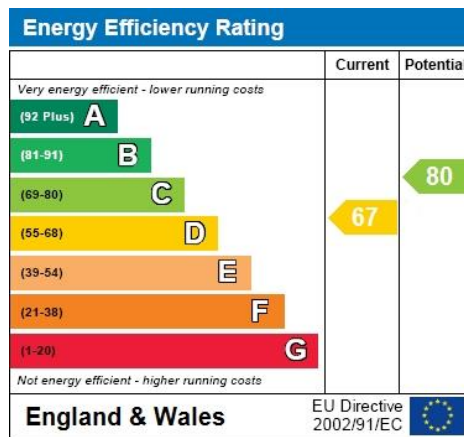
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Entrance Hall	PVCu double glazed front door.
Lounge / Dining Room	26'4" (8.03m) Into Bay x 10'2" (3.1m) widening to 13'7" (4.14m) max, 2 PVCu double glazed windows, 2 radiators, fire surround with gas fire, coved ceiling, stairs to first floor with spindled balustrade, understairs meter cupboard, part laminate flooring, Georgian style glazed door to:
Kitchen	12'0" (3.66m) x 8'5" (2.57m) 1 1/2 bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, plumbing for dishwasher, space for fridge/freezer, PVCu double glazed window, coved ceiling.
Utility Room	7'6" (2.29m) x 7'5" (2.26m) Ceramic sink, plumbing for washing machine, space for additional appliances, PVCu double glazed door to side way, timber window.
Bathroom	White suite of panelled bath, vanity hand basin with cupboard under, low level W.C., Baxi Brazillia wall gas heater, PVCu double glazed window, timber window, coved ceiling.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, coved ceiling, spindled balustrade.
Bedroom 1	13'7" (4.14m) Max x 11'1" (3.38m) Max L shaped, 2 PVCu double glazed windows, tall standing radiator, coved ceiling.
Bedroom 2	12'0" (3.66m) x 8'2" (2.49m) PVCu double glazed window, tall standing radiator, coved ceiling.
Jack `n` Jill Shower Room	Between bedroom 1 and bedroom 2 with shower cubicle, low level W.C., vanity hand basin with cupboard under, coved ceiling, tiled splashbacks, extractor fan.
Bedroom 3	11'9" (3.58m) x 8'4" (2.54m) PVCu double glazed window, tall standing radiator, coved ceiling.
OUTSIDE	
Front Garden	With wall, iron railing, iron gate, tiled frontage with raised border, side pedestrian access to:
Rear Courtyard	Covered area, going through to:
Rear Garden	With lawn.
Rear Workshop	13'11" (4.24m) x 13'8" (4.17m) With timber doors to rear service road, aluminium door and window to garden.
Tenure	Freehold.
Council Tax	Band B.



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.