

Anns Hill Road, Gosport,
Hampshire, PO12 3JY

£287,000



Semi Detached House With Extended
Accommodation

Separate Lounge

Dining Area

Ground Floor Shower Room & First Floor
Bathroom

Garage Located To Rear

Three Bedrooms

Spacious Kitchen

Conservatory

Utility Room

Gas Central Heating & PVCu Double
Glazing

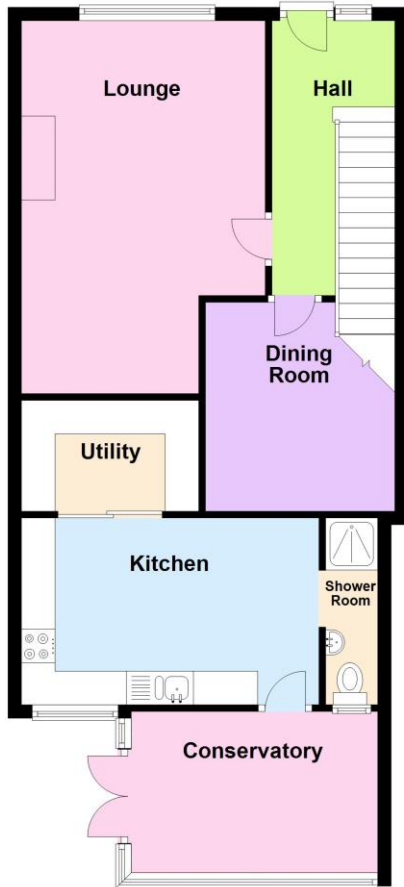
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

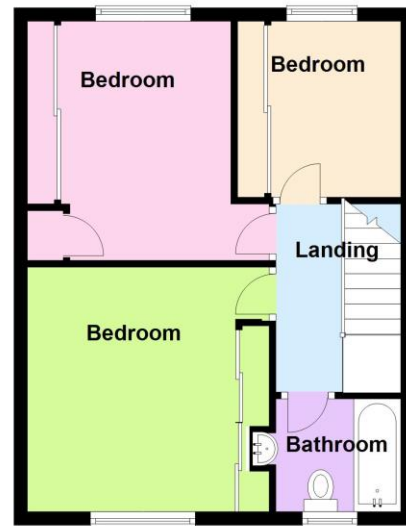
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Ground Floor

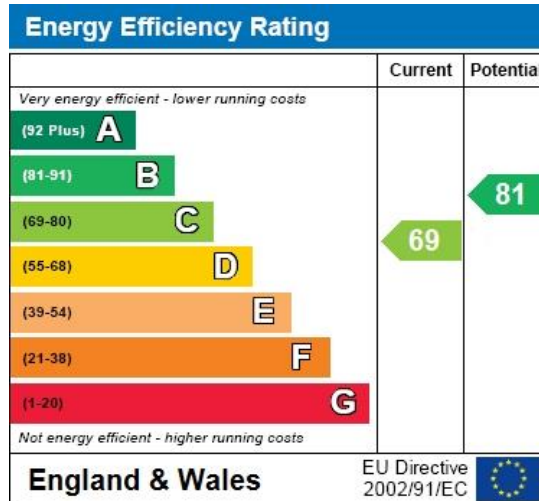


First Floor



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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, dado rail, coved ceiling, understairs cupboard, stairs to first floor.
Lounge	18'3" (5.56m) x 11'11" (3.63m) PVCu double glazed window, brick fireplace with adjoining plinths, dado rail, coved ceiling, radiator.
Dining Area	10'3" (3.12m) x 9'3" (2.82m) Cast iron fireplace for feature, dado rail, coved ceiling, radiator, archway to:
Kitchen	14'5" (4.39m) x 9'1" (2.77m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in oven, plumbing for washing machine, tiled splashbacks, 4 ring gas hob with extractor canopy over, PVCu double glazed window, door to conservatory, cupboard with wall mounted gas central heating boiler, double radiator, coved ceiling.
Shower Room	Shower cubicle, low level W.C., hand basin, aqua panel splashbacks to shower area, tiled splashbacks to sink, radiator.
Utility Room	8'7" (2.62m) x 5'4" (1.63m) Base units and worksurface, dado rail, coved ceiling, aluminium sliding patio door.
Conservatory	10'0" (3.05m) x 7'11" (2.41m) PVCu double glazed window and French doors to garden, polycarbonate roof, ceramic tiled floor, radiator.
ON THE 1ST FLOOR	
Landing	Dado rail, access to loft space, coved ceiling.
Bedroom 1	11'11" (3.63m) x 11'9" (3.58m) Max PVCu double glazed window, radiator, dado rail.
Bedroom 2	11'7" (3.53m) x 8'7" (2.62m) To Wardrobe PVCu double glazed window, radiator, built in wardrobe with mirror fronted sliding doors, storage cupboard.
Bedroom 3	8'6" (2.59m) x 6'3" (1.91m) To Wardrobe PVCu double glazed window, dado rail, coved ceiling, built in triple wardrobe.
Bathroom	Panelled bath, vanity hand basin, low level W.C., PVCu double glazed window, double radiator, tiled walls, coved ceiling.
OUTSIDE	
Front Garden	With wall and gate, paved area, laid to gravel, fishpond, side pedestrian access to:
Rear Garden	Block paved patio and lawn.
Garage	Located to the rear of the property with PVCu personal door to garden.
Tenure	Freehold.



Full Energy Performance Certificate available upon request

Appointment

Date:

Time:

Person Meeting:

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.