

Whitworth Road, Gosport,
Hampshire, PO12 3NN

Guide Price
£200,000-£210,000



Middle Terraced House
Lounge / Dining Room
Modern Bathroom
Gas Central Heating

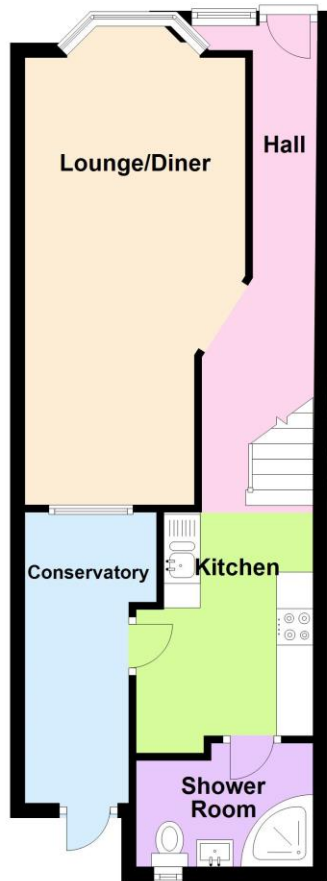
Two Bedrooms
Modern Kitchen
PVCu Double Glazing
Ideal First Time Purchase

023 9258 5588

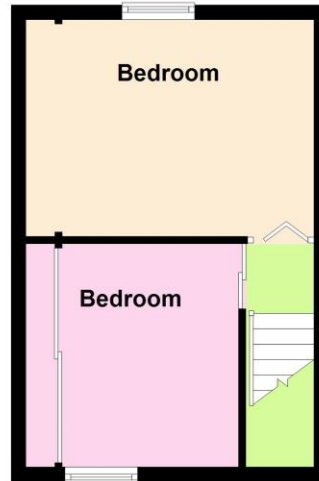
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed front door, laminate flooring, radiator, stairs to first floor.
Lounge / Dining Room	23'4" (7.11m) Into Bay x 9'11" (3.02m) narrowing to 7'7" (2.31m), PVCu double glazed bay window, PVCu double glazed window to rear, 2 radiators, laminate flooring, coved ceiling.
Kitchen	9'6" (2.9m) x 6'8" (2.03m) 1 1/2 bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, recess for fridge/freezer, integrated dishwasher, PVCu double glazed window and door to side lean-to, ceramic tiled floor, tiled splashbacks.
Shower Room	7'10" (2.39m) x 5'6" (1.68m) Max White suite of shower cubicle, vanity hand basin with cupboard under, low level W.C. with concealed cistern, PVCu double glazed window, tiled splashbacks, wall mounted gas central heating boiler, chrome heated towel rail, ceramic tiled floor, extractor fan, tiled splashbacks.
Side Lean-To	13'0" (3.96m) x 5'6" (1.68m) narrowing to 4'3" (1.3m), Polycarbonate roof, PVCu double glazed door to garden, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'10" (3.91m) Max x 9'9" (2.97m) PVCu double glazed window, laminate flooring, radiator.
Bedroom 2	8'10" (2.69m) To Wardrobe x 9'11" (3.02m) PVCu double glazed window, wall to wall wardrobe with mirror fronted sliding doors.
OUTSIDE	
Front Garden	Picket fence and gate, path, flower borders.
Rear Garden	With patio, lawn and path, metal shed, greenhouse, rear pedestrian access via timber gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.