

Pinewood, Holbrook,
Gosport, Hampshire, PO13 0ZP

£270,000



Well Presented Family Home

Spacious Lounge

Ground Floor Cloakroom

Driveway

Close To Shops, Schools & Leisure
Facilities

Three Good Size Bedrooms

Ground Floor Kitchen / Dining Room

Second Floor Bathroom

Integral Garage

Cul-De-Sac Location

023 9258 5588

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

Email: office@dimon-estate-agents.co.uk

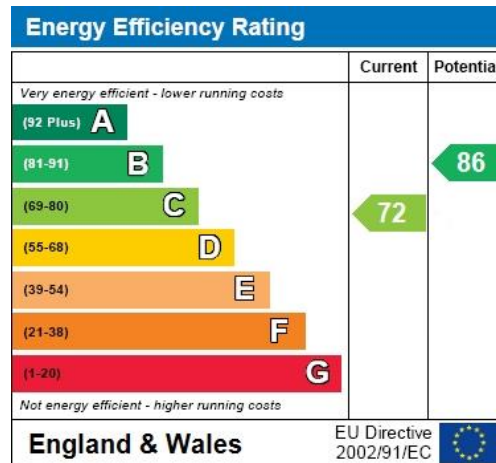
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Entrance Porch	PVCu double glazed front door, Georgian style glazed inner door to:
Entrance Hall	Understairs recess, radiator, door to garage, laminate flooring, spindled balustrade to staircase.
Cloakroom	White suite of low level W.C., corner hand basin, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.
Kitchen / Dining Room	14'8" (4.47m) x 9'8" (2.95m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, plumbing for washing machine, integrated fridge and freezer, wall mounted Vaillant gas central heating boiler, PVCu double glazed window and French doors to garden, integrated bins.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, stairs to 2nd floor with spindled balustrades.
Lounge	13'5" (4.09m) x 14'8" (4.47m) 2 PVCu double glazed windows, 2 radiators, laminate flooring, dado rail, coved ceiling, Georgian style glazed door to hallway, storage cupboard.
Bedroom 3	11'9" (3.58m) x 5'6" (1.68m) PVCu double glazed window, radiator, laminate flooring.
ON THE 2ND FLOOR	
Landing	Access to loft space, airing cupboard.
Bedroom 1	14'8" (4.47m) x 9'9" (2.97m) 2 PVCu double glazed windows, radiator, coved ceiling.
Bedroom 2	11'4" (3.45m) x 9'9" (2.97m) PVCu double glazed window, wardrobe recess, laminate flooring, radiator, coved ceiling.
Bathroom	White suite of panelled bath with Triton shower over, pedestal hand basin, low level W.C., chrome heated towel rail, tiled walls, PVCu double glazed window, ceramic tiled floor.
OUTSIDE	
Front Garden	Block paved driveway, outside store cupboard.
Integral Garage	15'3" (4.65m) x 8'5" (2.57m) Power and light.
Rear Garden	With patio, lawn, flower and shrub borders.
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 your legal representative to confirm this information before exchanging contracts.