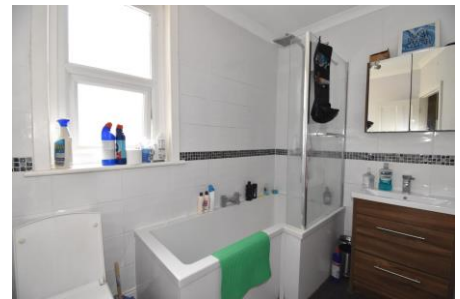


St Edwards Road, Gosport,  
Hampshire, PO12 1PR

£245,000



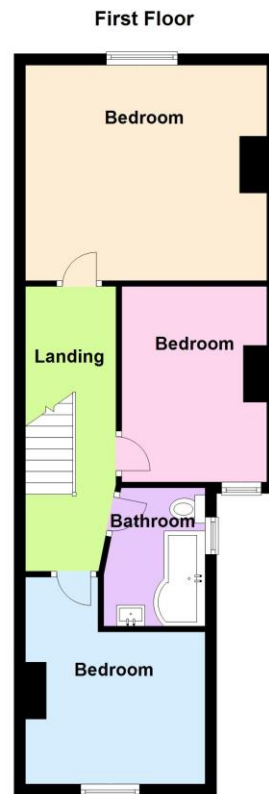
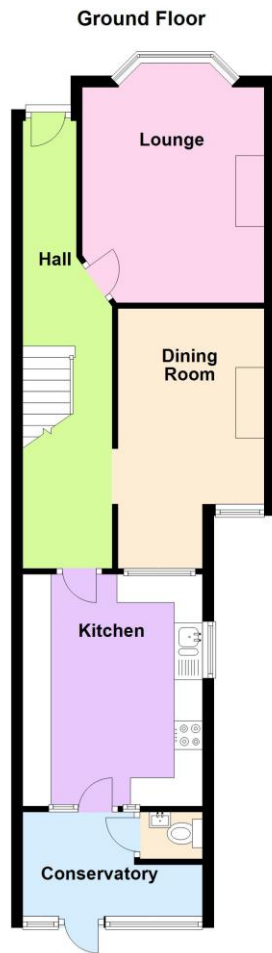
Middle Terraced House  
Two Reception Rooms  
First Floor Bathroom  
Gas Central Heating  
Convenient To Stoke Road & Its Facilities

Three Bedrooms  
Spacious Kitchen  
PVCu Double Glazing  
Ground Floor W.C.

**023 9258 5588**

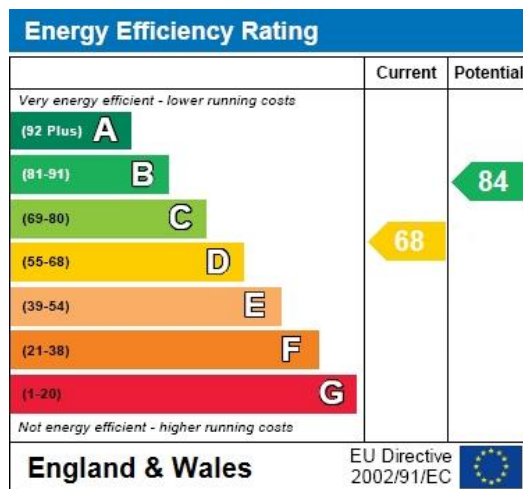
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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Entrance Hall	PVCu double glazed front door, radiator, coved ceiling., understairs storage cupboard and recess, laminate flooring, stairs to first floor.
Lounge	14'8" (4.47m) Into Bay x 10'7" (3.23m) PVCu double glazed bay window, radiator, ornamental coved ceiling, ceiling rose, fire surround with marble style inset and hearth.
Dining Room	11'4" (3.45m) Max x 11'4" (3.45m) narrowing to 8'5" (2.57m) into crecess, PVCu double glazed window, radiator, laminate flooring.
Kitchen	13'4" (4.06m) x 10'4" (3.15m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob, space for fridge and freezer, plumbing for washing machine, tiled splashbacks, PVCu double glazed window, wall mounted gas central heating boiler, coved ceiling, PVCu double glazed windows and door to conservatory.
Conservatory	11'1" (3.38m) Max x 6'0" (1.83m) Space for dryer.
Cloakroom off	With W.C. and hand basin.
ON THE 1ST FLOOR	
Landing	Radiator, coved ceiling, access to loft space with pull down loft ladder, spindled balustrade.
Bedroom 1	14'1" (4.29m) x 12'5" (3.78m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	11'3" (3.43m) x 8'5" (2.57m) PVCu double glazed window, dado rail.
Bedroom 3	10'4" (3.15m) Max x 8'8" (2.64m) Plus Recess PVCu double glazed window, radiator, dado rail, laminate flooring.
Bathroom	8'0" (2.44m) x 5'10" (1.78m) Max White suite of panelled bath with shower over and screen, vanity hand basin, low level W.C., tiled splashbacks, chrome heated towel rail.
OUTSIDE	
Front Forecourt	Paved, iron gate, conifer tree.
Rear Garden	Paving, timber shed, pedestrian access to rear service road.
Tenure	Freehold.
Council Tax	Band B.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center;"><a href="#">Viewing Notes</a></p>		

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.