

Handley Road, Gosport,  
Hampshire, PO12 3BL

£235,000



Charming Victorian Terraced House

Lounge & Separate Dining Room

Recently Refitted First Floor Bathroom

Separate Utility Area

Good Size Enclosed Rear Garden &  
Parking To Rear

**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)

Two Double Bedrooms

Good Size Kitchen With Window  
Overlooking Garden

PVCu Double Glazing & Gas Central  
Heating With Boiler Fitted 2018

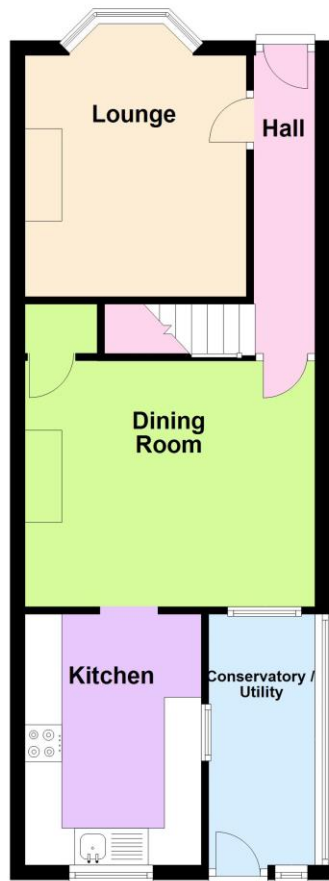
Original Fireplaces and Restored Wood  
Flooring

No Forward Chain

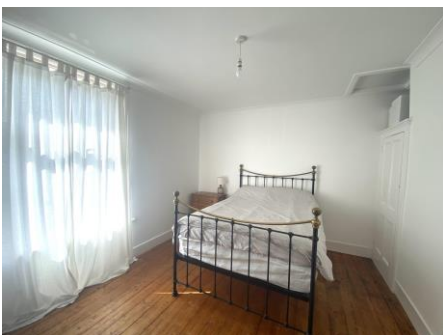
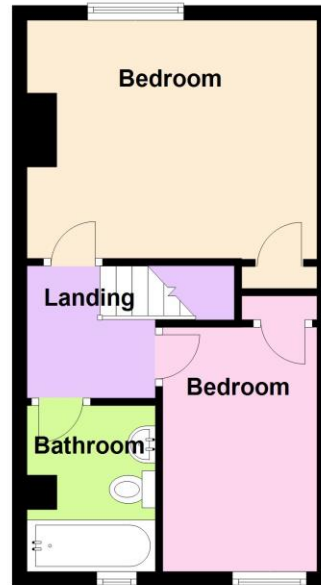
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**Ground Floor**



**First Floor**



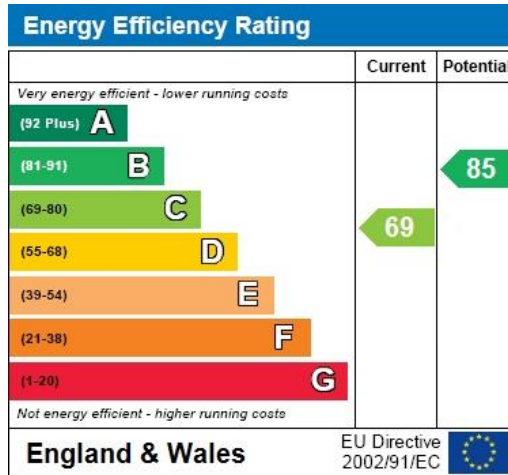
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Entrance Hall	PVCu double glazed front door, radiator, stairs to first floor, coved ceiling, restored wood flooring.
Lounge	12'10" (3.91m) Into Bay x 9'10" (3m) Into Recess PVCu double glazed bay window, cast iron fireplace with marble tiled hearth and timber surround, radiator, coved ceiling, restored wood flooring.
Dining Room	13'0" (3.96m) Into Recess x 10'11" (3.33m) Cast iron fireplace with slate hearth and timber surround, understairs storage cupboard, radiator, coved ceiling, restored wood flooring, double glazed window.
Kitchen	10'11" (3.33m) x 7'10" (2.39m) Single strainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge, plumbing for dishwasher, PVCu double glazed window overlooking garden, wall mounted gas central heating boiler (installed 2018), laminate flooring, tiled splashbacks.
Utility Room	11'6" (3.51m) x 3'11" (1.19m) Space for fridge/freezer, space for dryer, plumbing for washing machine, radiator, PVCu double glazed windows and door to garden, laminate flooring.
ON THE 1ST FLOOR	
Landing	With coved ceiling.
Bedroom 1	13'1" (3.99m) Into Recess x 10'8" (3.25m) PVCu double glazed window, cast iron fireplace, restored wood flooring, built in cupboard, radiator, coved ceiling, access to loft space.
Bedroom 2	10'10" (3.3m) x 6'10" (2.08m) PVCu double glazed window overlooking the garden, radiator, built in cupboard, coved ceiling.
Bathroom	Newly installed suite with panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C., chrome heated towel rail, tiled splashbacks, PVCu double glazed window.
OUTSIDE	
Front Forecourt	With wall and iron gate.
Rear Garden	With new decking area, patio, pond, raised borders, timber pedestrian gate to parking space which is accessed via the rear service road.
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>



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.