

Grove Road, Hardway,  
Gosport, Hampshire, PO12 4JL

£245,000



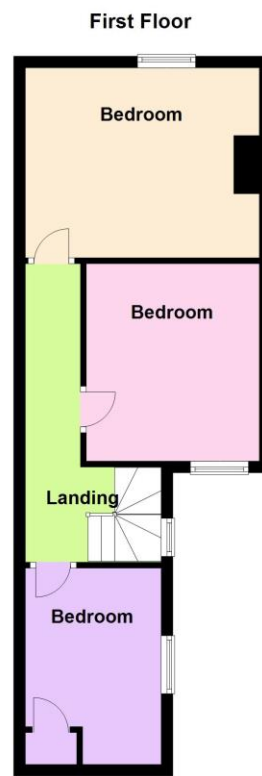
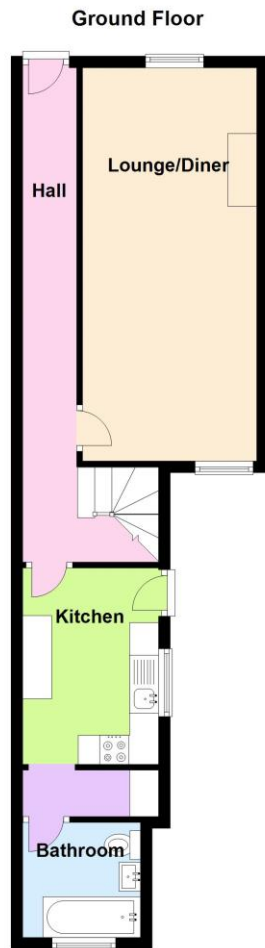
Middle Terraced House  
Lounge / Dining Room  
Good Size Rear Garden  
Gas Central Heating  
No Forward Chain

Three Bedrooms  
Recently Decorated & Refurbished  
PVCu Double Glazing  
New Floor Coverings

**023 9258 5588**

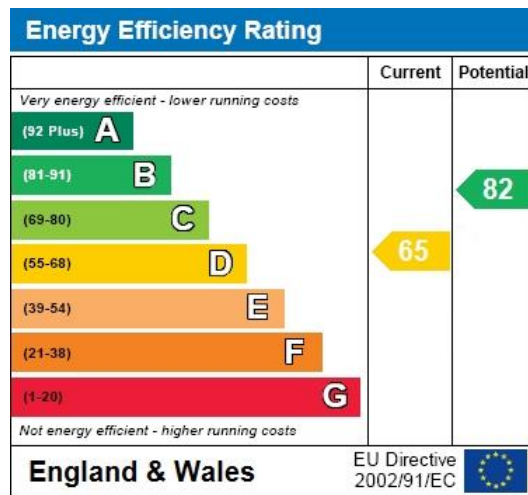
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:  
[www.GosportProperty.com](http://www.GosportProperty.com)



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, coved ceiling, stairs to first floor.
Lounge / Dining Room	22'2" (6.76m) x 9'9" (2.97m) Twin aspect room with 2 PVCu double glazed windows, 2 radiators, fire surround with electric fire and coved ceiling.
Kitchen	11'0" (3.35m) x 7'0" (2.13m) Single drainer sink unit, white fronted wall and base units with worksurface over, gas cooker point, breakfast bar, PVCu double glazed window, aluminium door to sideways, recess for 3/4 height fridge/freezer, coved ceiling, radiator, tiled splashbacks.
Lobby	With plumbing for washing machine, shelf with cupboard above, tiled splashbacks, coved ceiling.
Bathroom	9'8" (2.95m) x 6'6" (1.98m) White suite of panelled bath with Mira shower over, pedestal hand basin, low level W.C., chrome heated towel rail, tiled splashbacks, PVCu double glazed window.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, coved ceiling, access to loft space.
Bedroom 1	13'4" (4.06m) x 10'10" (3.3m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'10" (3.3m) x 9'9" (2.97m) PVCu double glazed window, radiator.
Bedroom 3	11'0" (3.35m) x 7'8" (2.34m) PVCu double glazed window, radiator, coved ceiling, cupboard with Ideal gas central heating boiler,
<b>OUTSIDE</b>	
Front Forecourt	With wall and paving.
Rear Garden	With large patio, picket fence and lawn.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.