

Clayhall Road, Alverstoke,
Gosport, Hampshire, PO12 2AJ

£250,000



Middle Terraced House
Lounge / Dining Room
Good Size Rear Garden Of Sunny Aspect
Gas Central Heating

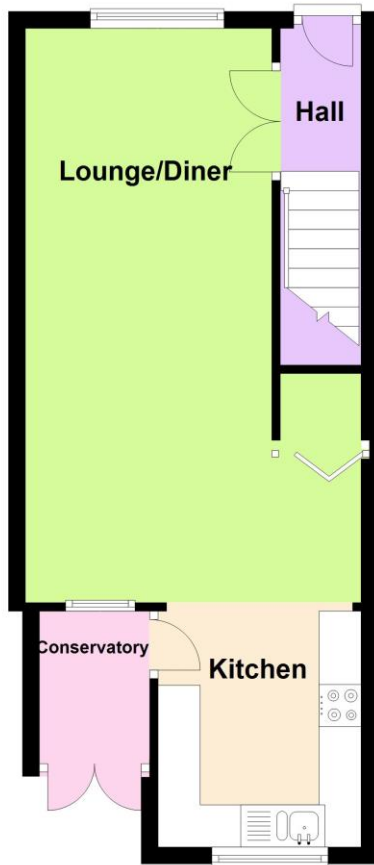
Two Bedrooms
Spacious First Floor Bathroom
PVCu Double Glazing
Popular Residential Location

023 9258 5588

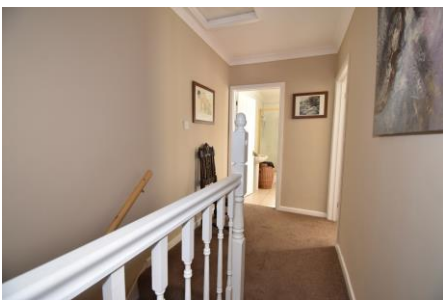
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Ground Floor

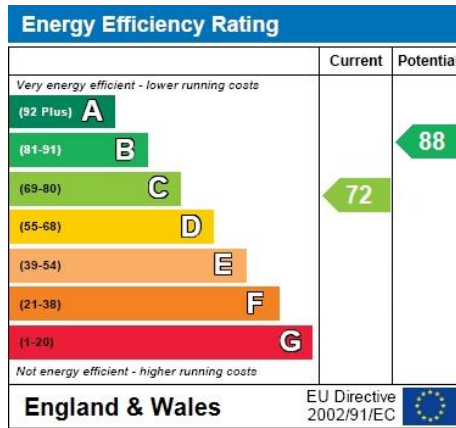


First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, stairs to first floor, Georgian style French doors to:
Lounge / Dining Room	22'4" (6.81m) x 13'1" (3.99m) narrowing to 9'8" (2.95m), 2 radiators, 2 PVCu double glazed windows, understairs storage cupboard, square archway to:
Kitchen	9'0" (2.74m) x 7'10" (2.39m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine and dishwasher, ceramic tiled floor, PVCu double glazed window, tiled splashbacks, integrated fridge/freezer, cupboard with gas central heating boiler.
Rear Lobby	5'9" (1.75m) x 4'2" (1.27m) With space for dryer, PVCu double glazed French doors to garden.
ON THE 1ST FLOOR	
Landing	Access to loft space, coved ceiling, spindled balustrade.
Bedroom 1	13'0" (3.96m) x 10'11" (3.33m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 2	10'10" (3.3m) x 7'3" (2.21m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	9'2" (2.79m) x 8'0" (2.44m) Panelled bath, shower cubicle, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, radiator, ceramic tiled floor, tiled walls, shelved cupboard.
OUTSIDE	
Front Forecourt	
Rear Garden	Of sunny aspect with paved patio, lawn and pebble feature, flower and shrub borders, area laid to shingle, timber shed, rear pedestrian gate.
Tenure	Freehold.
Council Tax	Band B.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
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.