

Lodge Gardens, Alverstoke,  
Gosport, Hampshire, PO12 3PY

£315,000



Middle Terraced House

Lounge

Spacious First Floor Shower Room

Gas Central Heating

Ground Floor Cloakroom

Three Bedrooms

Dining Room

PVCu Double Glazing

Garage In Block Nearby

In Our Opinion, A Sought After  
Development

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**Ground Floor**



**First Floor**

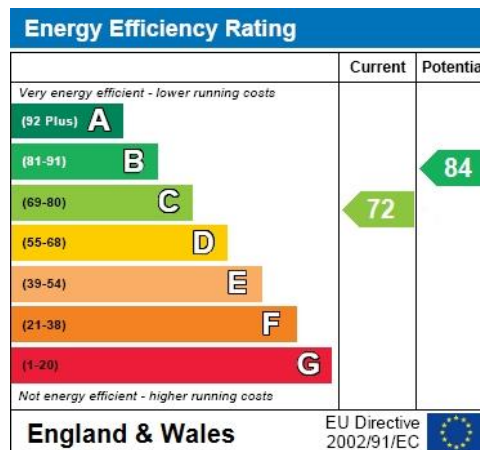


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Entrance Hall	PVCu double glazed French doors with arch top feature, meter cupboard.
Cloakroom	Low level W.C., pedestal hand basin, radiator, tiled splashbacks.
Lounge	17'5" (5.31m) x 10'11" (3.33m) widening to 18`5 into understairs recess, PVCu double glazed window, marble style fireplace with electric fire, 2 radiators, understairs recess, stairs to first floor, French doors to:
Dining Room	10'10" (3.3m) x 8'7" (2.62m) PVCu double glazed window, radiator.
Kitchen	11'3" (3.43m) x 9'4" (2.84m) Single drainer sink unit, wall and base cupboards with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, integrated fridge/freezer, integrated washing machine, tiled splashbacks, PVCu double glazed window and door to garden.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, airing cupboard with Vaillant gas central heating boiler.
Bedroom 1	13'3" (4.04m) x 10'8" (3.25m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	13'0" (3.96m) x 9'6" (2.9m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	9'5" (2.87m) x 7'5" (2.26m) Max PVCu double glazed window, radiator, built in wardrobe with sliding doors.
Shower Room	8'7" (2.62m) x 7'7" (2.31m) Shower cubicle, low level W.C., vanity hand basin, fitted cupboards, PVCu double glazed window, radiator, tiled splashbacks.
<b>OUTSIDE</b>	
Front Garden	With lawn and borders.
Rear Garden	Of sunny aspect, paved with flower borders, small garden shed, rear pedestrian gate.
Garage	In block nearby.
Service Charge	For the upkeep of the communal garden £360 per annum.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.

## 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:

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.