

Moraunt Close, Hardway,  
Gosport, Hampshire, PO12 4LR

£235,000



End Of Terraced House

Lounge

First Floor Bathroom With Window

Allocated Parking Space Located To Rear  
Of The Property

Cul-De-Sac Location

Two Bedrooms

Separate Kitchen

Conservatory

PVCu Double Glazing & Gas Central  
Heating

Located Near To Hardway Foreshore

**023 9258 5588**

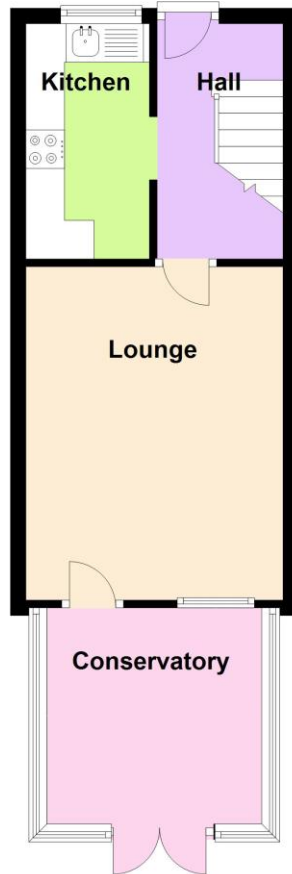
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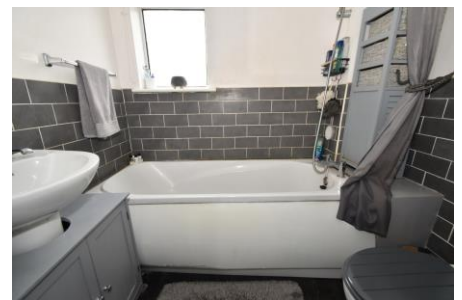
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**Ground Floor**

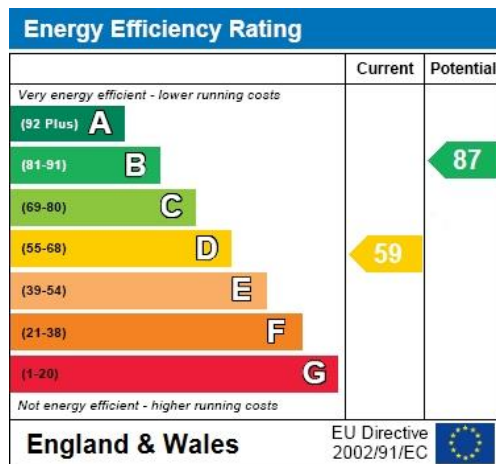


**First Floor**



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

Entrance Hall	PVCu double glazed front door, radiator, understairs recess with meters, coved ceiling, stairs to first floor.
Kitchen	9'11" (3.02m) x 5'2" (1.57m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built-in oven and 4 ring gas hob with extractor canopy over, space for fridge/freezer, PVCu double glazed window, plumbing for dishwasher, plumbing for washing machine.
Lounge	14'2" (4.32m) x 10'11" (3.33m) PVCu double glazed window and door, radiator, coved ceiling.
Conservatory	9'2" (2.79m) x 8'6" (2.59m) PVCu double glazed windows and French doors, polycarbonate roof, vinyl flooring.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	10'11" (3.33m) x 10'7" (3.23m) PVCu double glazed window, radiator.
Bedroom 2	8'11" (2.72m) x 6'8" (2.03m) PVCu double glazed window, radiator, built-in cupboard with wall mounted Heatline gas central heating boiler, overstairs cupboard.
Bathroom	White suite of panelled bath with antique style mixer tap and shower attachment, low level W.C., pedestal hand basin, PVCu double glazed window, tiled to 1/2 wall height, heated towel rail.
OUTSIDE	
Front Garden	With slate chippings.
Rear Garden	Path, lawn, timber shed, rear pedestrian gate to allocated parking space.
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: <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.