

St Thomas`s Road, Hardway,
Gosport, Hampshire, PO12 4JX

£215,000



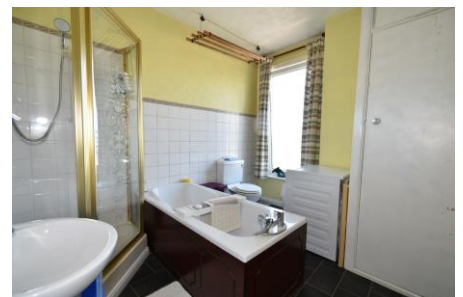
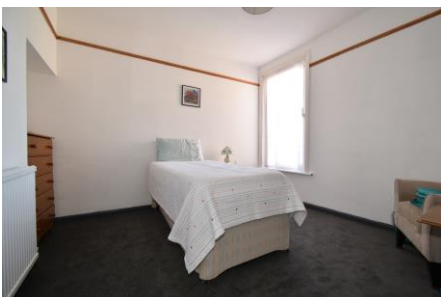
End Of Terraced House
Two Reception Rooms
PVCu Double Glazing
Workshop

Two Bedrooms
Spacious First Floor Bathroom
Gas Central Heating
No Forward Chain

023 9258 5588

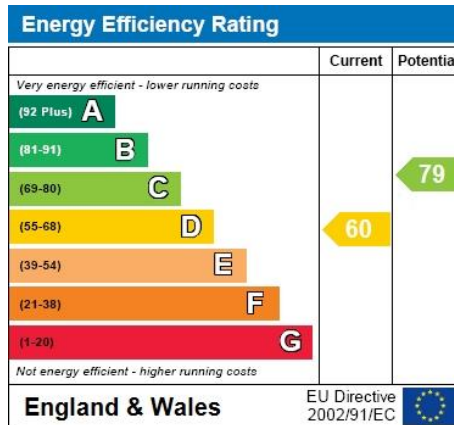
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Entrance Porch	PVCu double glazed window and door, glazed inner door to:
Lounge	14'10" (4.52m) Into Bay x 13'1" (3.99m) PVCu double glazed bay window, radiator, coved ceiling, Georgian style glazed door to:
Dining Room	14'5" (4.39m) x 13'1" (3.99m) PVCu double glazed window, stairs to first floor, double radiator, Georgian style door to:
Kitchen	9'10" (3m) x 9'0" (2.74m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, tiled splashbacks, PVCu double glazed window, radiator, space for fridge/freezer.
Rear Lobby	With PVCu double glazed door, space for fridge/freezer.
Utility Area (Previously Bathroom)	7'6" (2.29m) x 4'11" (1.5m) PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	With dado rail.
Bedroom 1	15'2" (4.62m) x 11'1" (3.38m) Plus Recess PVCu double glazed window, radiator, access to loft space, coved ceiling.
Bedroom 2	11'2" (3.4m) x 10'10" (3.3m) PVCu double glazed window, double radiator, picture rail.
Bathroom	10'3" (3.12m) Max x 9'0" (2.74m) 4 piece suite of bath with mixer tap and shower attachment, shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, wall mounted Baxi gas central heating boiler, shelved cupboard, radiator, plumbing for washing machine, tiled splashbacks.
OUTSIDE	
Front Forecourt	With brick wall and paving.
Rear Garden	With inset paving, circular patio, flower and shrub borders.
Workshop	13'6" (4.11m) x 6'6" (1.98m) 3 PVCu double glazed windows, double glazed French doors.
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.