

Southcroft Road, Gosport,  
Hampshire, PO12 3LB

£295,000



Semi Detached Chalet Bungalow  
Modern Fitted Kitchen  
Low Maintenance Landscaped Garden Of  
Sunny Aspect  
Gas Central Heating  
Utility Room

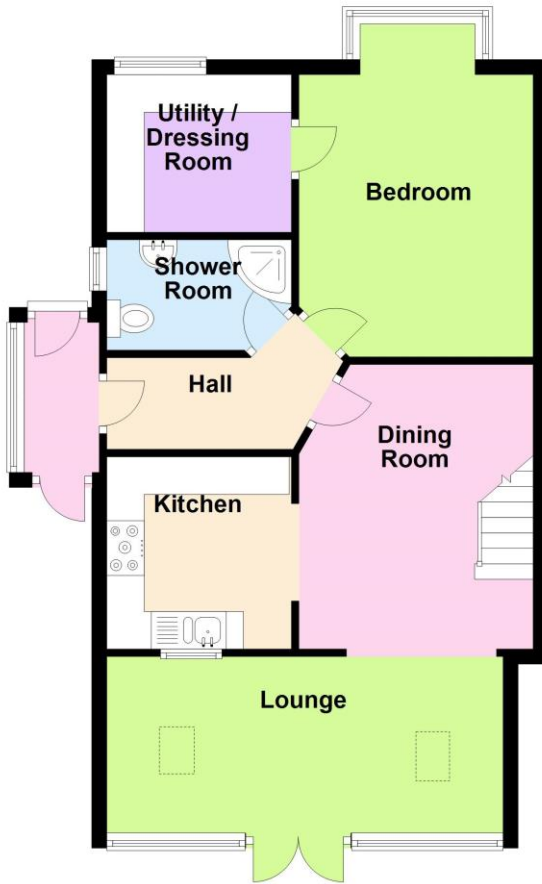
Lounge Overlooking Rear Garden  
Modern Shower Room  
PVCu Double Glazing  
Two Bedrooms

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### Ground Floor

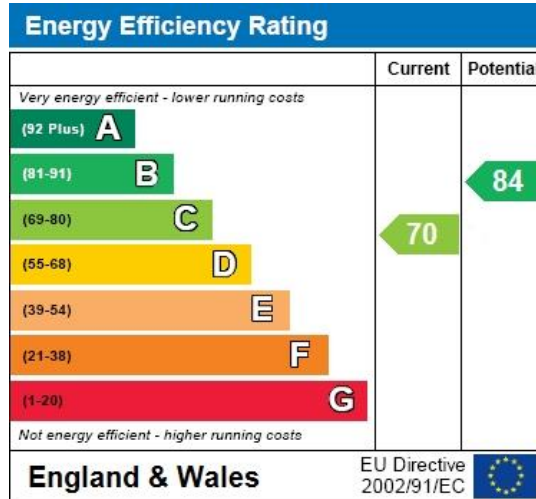


### First Floor



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|                              |   |
|------------------------------|---|
| Entrance Porch               | PVCu front door and door to garden.   |
| Entrance Hall                | PVCu double glazed front door, radiator, laminate flooring.   |
| Dining Room                  | 12'5" (3.78m) x 10'4" (3.15m) Max With timber flooring, 2 tall standing radiators, stairs to first floor with spindled balustrade, coved ceiling, archway to:   |
| Kitchen                      | 8'5" (2.57m) x 7'11" (2.41m) 1½ bowl ceramic sink unit, wall and base units with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, recess for fridge/freezer, tiled splashbacks, PVCu double glazed window, coved ceiling. |
| Lounge                       | 17'3" (5.26m) x 7'8" (2.34m) PVCu double glazed windows and French doors to garden, 2 tall standing radiators, electric wall fire, 2 wall uplighters.   |
| Bedroom 1                    | 15'5" (4.7m) Into Bay x 10'2" (3.1m) Fitted wardrobes, PVCu double glazed window, radiator, coved ceiling.  |
| Utility Room / Dressing Room | 7'11" (2.41m) x 6'10" (2.08m) PVCu double glazed window, wall and base cupboards, plumbing for washing machine, wall mounted gas central heating boiler, PVCu double glazed window.   |
| Shower Room                  | 7'10" (2.39m) x 4'10" (1.47m) With shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, tiled to 3 walls, extractor fan, chrome heated towel rail.   |
| <b>ON THE 1ST FLOOR</b>      |   |
| Landing                      |   |
| Bedroom 2                    | 14'7" (4.45m) x 14'2" (4.32m) With skeliling ceiling, access to eaves, 2 Velux windows.   |
| <b>OUTSIDE</b>               |   |
| Front Garden                 | Part paved and block paved with wall and gate.  |
| Rear Garden                  | Of sunny aspect with paved patios, circular patio, raised flower beds.  |
| 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.