

Boldens Road, Alverstoke,
Gosport, Hampshire, PO12 2HA

£280,000



End Of Terraced House
Lounge / Dining Room
Double Glazed Conservatory
First Floor Bathroom
Gas Central Heating

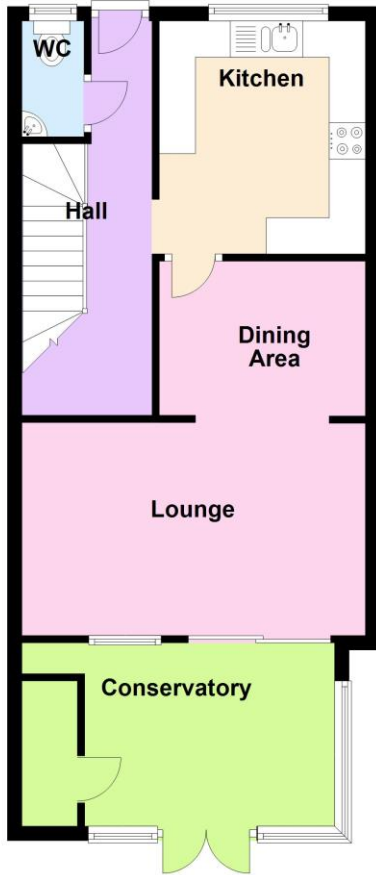
Three Bedrooms
Separate Kitchen
Ground Floor Cloakroom
PVCu Double Glazing
Gosport Park & Stokes Bay Within Walking Distance

023 9258 5588

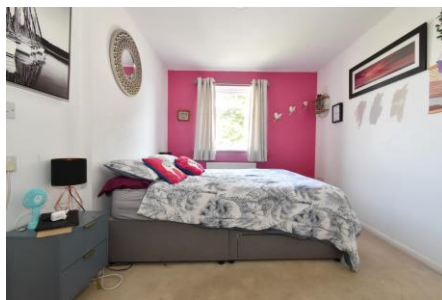
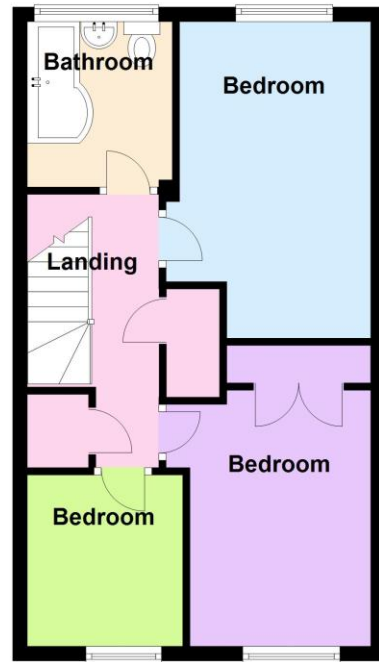
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Ground Floor

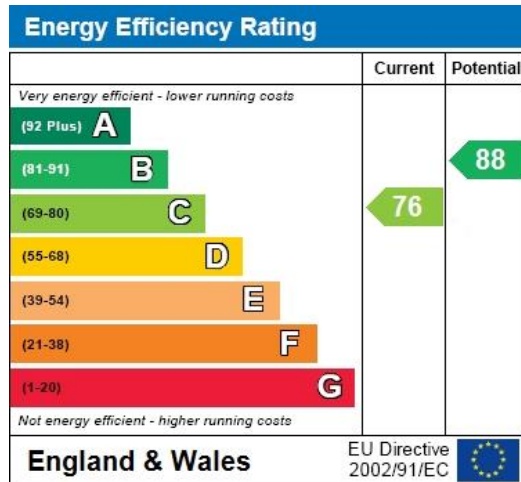


First Floor



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

Entrance Hall	PVCu double glazed front door, understairs recess and cupboard, radiator, stairs to first floor.
Cloakroom	W.C., corner hand basin, tiled splashbacks, PVCu double glazed window.
Kitchen	10'5" (3.18m) x 9'3" (2.82m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven, 4 ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, PVCu double glazed, wall mounted gas central heating boiler.
Dining Area	9'4" (2.84m) x 6'8" (2.03m) Storage cupboard, coved ceiling, archway to:
Lounge	15'7" (4.75m) x 11'4" (3.45m) PVCu double glazed window and patio door to conservatory, radiator.
Conservatory	11'1" (3.38m) x 6'7" (2.01m) PVCu double glazed windows and French doors, polycarbonate roof, storage cupboard.
ON THE 1ST FLOOR	
Landing	Access to loft space, storage cupboard.
Bedroom 1	14'5" (4.39m) x 9'2" (2.79m) Max PVCu double glazed window, radiator.
Bedroom 2	12'3" (3.73m) To Wardrobe x 8'9" (2.67m) PVCu double glazed window, radiator, built in double cupboard.
Bedroom 3	9'5" (2.87m) x 6'6" (1.98m) PVCu double glazed window.
Bathroom	9'1" (2.77m) x 6'5" (1.96m) White suite of panelled bath with separate shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail, shelved recess.
OUTSIDE	
Front Garden	With picket fence, block paved path, borders laid to gravel.
Outside Store Cupboard	
Rear Garden	Paved patio, rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.