

Shell Pier Cottages, Priddy`s Hard,
Gosport, Hampshire, PO12 4JS

£375,000



End Of Terraced House

Two Bedrooms

Garage & Hardstanding To Rear

Large First Floor Bathroom

No Forward Chain

Views From Front Of Property Over
Portsmouth Harbour

Three Reception Rooms

Gas Central Heating

Ground Floor Cloakroom

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Entrance Hall	Radiator, dado rail, understairs storage and meter cupboards, stairs to first floor, PVCu double glazed door to garden.
Lounge	13'11" (4.24m) x 10'10" (3.3m) PVCu double glazed window, multi fuel fire, radiator, picture rail.
Kitchen	12'2" (3.71m) x 11'4" (3.45m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, space for gas range style cooker with extractor canopy over, breakfast bar, PVCu double glazed window, radiator, ceramic tiled floor, integrated fridge and freezer, integrated dishwasher, tiled splashbacks, coved ceiling.
Breakfast Room	11'8" (3.56m) x 9'11" (3.02m) Timber sash window, radiator, coved ceiling, PVCu double glazed door to rear porch.
Study Area	7'7" (2.31m) x 6'1" (1.85m) PVCu double glazed window, radiator, coved ceiling.
Cloakroom	6'3" (1.91m) x 3'11" (1.19m) Vanity hand basin, low level W.C., PVCu double glazed window, radiator.
ON THE 1ST FLOOR	
Landing	Storage cupboard with wall mounted gas central heating boiler, spindled balustrade, access to loft space with pull down loft ladder, coved ceiling.
Bedroom 1	17'6" (5.33m) x 11'11" (3.63m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'3" (3.73m) x 11'8" (3.56m) PVCu double glazed window, radiator, storage cupboard, picture rail.
Bathroom	11'11" (3.63m) x 9'11" (3.02m) White suite with 2 pedestal hand basins, low level W.C., corner bath with mixer tap, walk in shower, radiator, PVCu double glazed window, coved ceiling.
OUTSIDE	
Front Garden	With wall and timber gate, decking.
Rear Garden	With paving, fish pond, double timber gate, single pedestrian gate.
Double Garage	With cantilever door, personal door to side, roof storage, tarmac area both in front of garage and additional tarmac area outside of double timber gates.
Agents Note	Please note iron gate to the side of the property at the front we understand is of historical interest and we have been advised it cannot be removed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

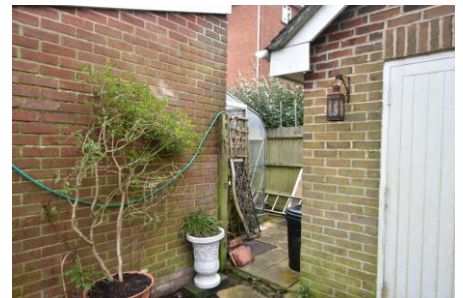
Council Tax

Property Information

Freehold.

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.