

Avocet Walk, Peel Common,
Gosport, Hampshire, PO13 0RJ

£390,000



Detached House

Freehold

Extended Lounge

Study / Bedroom Four

Ground Floor Cloakroom & First Floor
Bathroom

Extended Accommodation

Three / Four Bedrooms

Extended Kitchen

Garage

PVCu Double Glazing & Gas Central
Heating

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

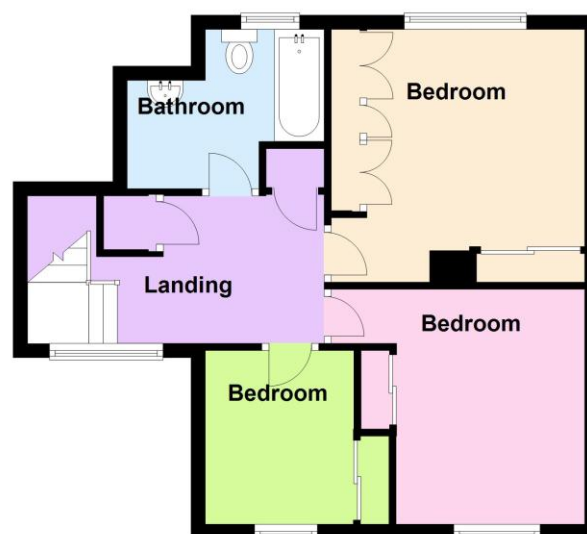
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed window, 2 radiators, understairs cupboard, laminate flooring, stairs to first floor.
Cloakroom	With low level W.C., hand basin, PVCu double glazed window, tiled splashbacks.
Dining Room	9'11" (3.02m) x 9'4" (2.84m) PVCu double glazed window, radiator, laminate flooring, coved ceiling, Georgian style glazed door to:
Study / Bedroom 4	11'3" (3.43m) Max x 7'11" (2.41m) PVCu double glazed window, radiator, laminate flooring.
Lounge / Dining Room	20'7" (6.27m) x 17'5" (5.31m) Fireplace with marble style inset and hearth, living flame gas fire, laminate flooring, 2 radiators, PVCu double glazed sliding patio door with picture windows to side, coved ceiling.
Extended Kitchen	16'8" (5.08m) x 7'11" (2.41m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point, space for fridge and freezer, plumbing for washing machine, space for additional appliance, 2 PVCu double glazed windows and door to sideways.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, 2 storage cupboards, access to loft space.
Bedroom 1	11'9" (3.58m) x 9'8" (2.95m) Plus Recess PVCu double glazed window, built in wardrobe with mirror fronted sliding doors, radiator, laminate flooring.
Bedroom 2	11'0" (3.35m) x 8'8" (2.64m) Plus Recess PVCu double glazed window, radiator, built in wardrobe with mirror fronted doors, laminate flooring.
Bedroom 3	8'0" (2.44m) x 6'10" (2.08m) PVCu double glazed window, radiator, built in wardrobe.
Bathroom	White suite of panelled bath, low level W.C., pedestal hand basin, chrome heated towel rail, tiled walls, cupboard off with wall mounted gas central heating boiler.
OUTSIDE	
Rear Garden	With lawn, patio, paved path and flower borders, rear pedestrian gate.
Garage	Located to the rear of the property with personal door to garden.
Agents Note	Current maintenance charge for the upkeep of the communal landscaped area £610.00 per annum.

Services

Tenure

Council Tax

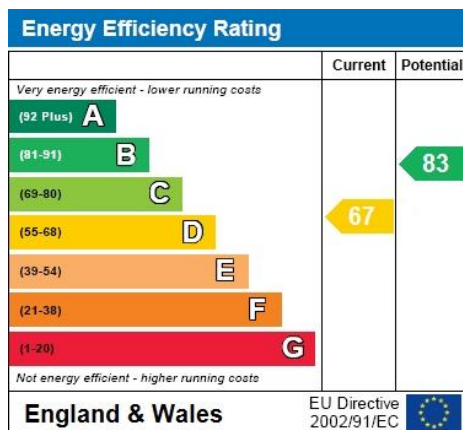
Property Information

We understand that this property is connected to mains gas, electric, water and sewage.

Freehold.

Band D.

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:
<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.