

The Curve, Peel Common,  
Gosport, Hampshire, PO13 0RA

Offers in Excess  
of £365,000



Detached House

Lounge

Cloakroom & Modern First Floor Bathroom

Garage Located To Side Of Property

In Our Opinion, A Good Size Garden

Three Bedrooms

Separate Dining Area

PVCu Double Glazing

Spacious Summer House

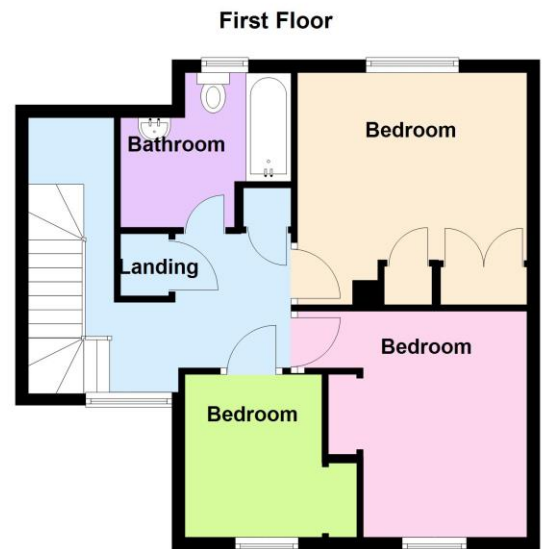
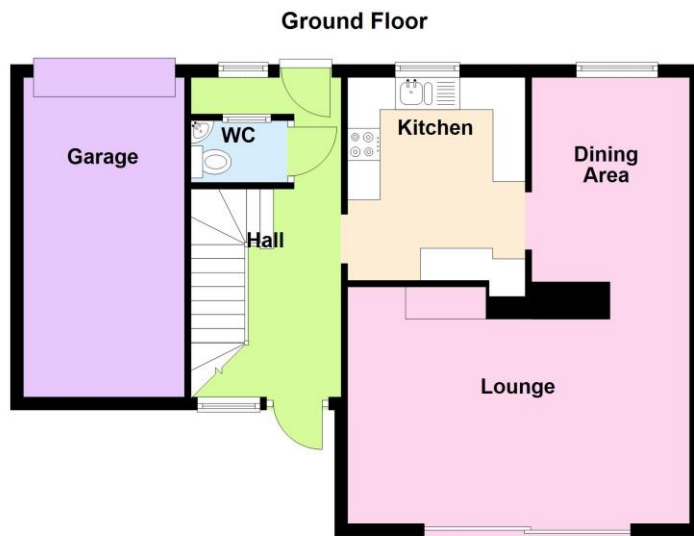
Freehold

**023 9258 5588**

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

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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|                  |  |
|------------------|--|
| Entrance Porch   | Composite front door, PVCu double glazed window, single radiator.  |
| Cloakroom        | Low level W.C. with concealed cistern, hand basin, chrome heated towel rail, tiled walls, ceramic tiled floor, coved ceiling.  |
| Entrance Hall    | PVCu double glazed door and window giving access to rear garden, understairs cupboard, stairs to first floor.  |
| Kitchen          | 10'8" (3.25m) x 9'1" (2.77m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and electric hob, cooker extractor canopy, plumbing for dishwasher, space for fridge, ceramic tiled floor, PVCu double glazed window, coved ceiling. |
| Lounge           | 17'5" (5.31m) x 12'0" (3.66m) PVCu double glazed window and patio door, stone fireplace, 2 radiators, 2 wall lights, coved ceiling.  |
| Dining Area      | 10'3" (3.12m) x 8'0" (2.44m) PVCu double glazed window, radiator, coved ceiling.   |
| ON THE 1ST FLOOR |  |
| Landing          | PVCu double glazed window, access to loft space, airing cupboard with Vaillant gas boiler, storage cupboard.   |
| Bedroom 1        | 11'9" (3.58m) x 11'6" (3.51m) Max PVCu double glazed window, built in cupboards, coved ceiling, radiator.  |
| Bedroom 2        | 10'10" (3.3m) x 8'9" (2.67m) Plus Recess PVCu double glazed window, radiator, cupboard recess with pull down blind, coved ceiling.   |
| Bedroom 3        | 7'9" (2.36m) x 6'11" (2.11m) PVCu double glazed window, radiator, cupboard recess, coved ceiling.  |
| Bathroom         | White suite of panelled bath with mixer tap and separate shower over, low level WC., pedestal hand basin, tiled walls, chrome heated towel rail, PVCu double glazed window, access to eaves cupboard.  |
| OUTSIDE          |  |
| Front Garden     | With concreted area leading to garage, side pedestrian gate to:  |
| Rear Garden      | With patio, timber shed, lawn and borders.   |
| Garage           | 16'5" (5m) x 8'0" (2.44m) With cantilever door, plumbing for washing machine.  |
| Summer House     | 15'3" (4.65m) x 11'11" (3.63m) narrowing to 9'7" (2.92m), Insulated, double glazed windows, French doors, power and light.   |

## Agents Note

The owners have advised us that they have solar panels installed which are paid for with the excess electricity they generate, as well as from time receiving a feed in tariff payment.

## Services

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

## Tenure

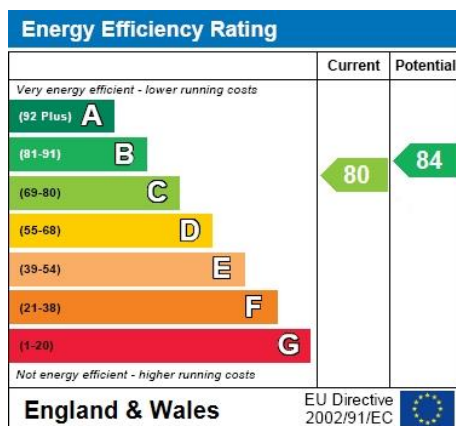
Freehold.

## Council Tax

Band D.

## 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

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.