

Anglesey View, Gosport,
Hampshire, PO12 1QJ

£265,000



Two Bedroom Cottage

Views Of Work House Lake

Utility Area

PVCu Double Glazing & Gas Central
Heating

Convenient to Gosport Park And Stoke
Road Facilities

Two Reception Rooms

Modern Kitchen

Modern Four Piece Bathroom

Pleasant Rear Garden

In Our Opinion, A Nicely Presented Home

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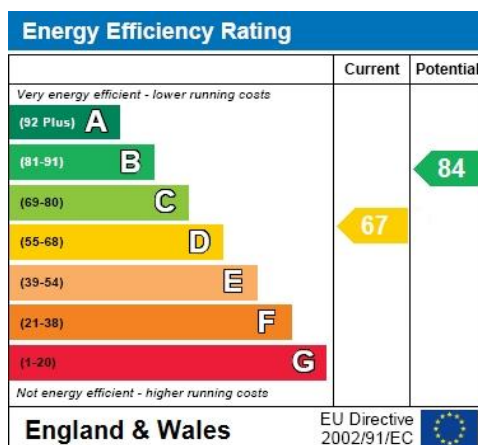
Entrance Porch	PVCu double glazed front door and window, ceramic tiled floor, hardwood inner door to:
Entrance Hall	Picture rail, ornamental arch with corbels, radiator and stairs to first floor.
Lounge	12'0" (3.66m) Into Bay x 11'0" (3.35m) PVCu double glazed window, fireplace surround with cast iron and tiled inset, slate hearth, picture rail, radiator.
Dining Room	14'4" (4.37m) x 10'7" (3.23m) PVCu double glazed window, understairs meter and storage cupboard, radiator, fire surround with cast iron and tiled inset, slate hearth, picture rail and archway to:
Kitchen	12'2" (3.71m) x 7'11" (2.41m) 1½ Bowl sink unit, wall and base cupboards with worksurface over, built in double oven and grill, induction hob with extractor canopy above, tiled splashbacks, ceramic tiled floor, integrated dishwasher, space for fridge, PVCu double glazed window and door to garden, skylight roof.
Rear Lobby	8'0" (2.44m) x 3'9" (1.14m) Plumbing for washing machine, worktop and double wall unit, ceramic tiled floor, PVCu double glazed window.
Bathroom	8'0" (2.44m) x 7'9" (2.36m) 4 Piece white suite of bath, shower cubicle and low level W.C, vanity hand basin with cupboard under, wall mounted Vaillant gas central heating boiler, ceramic tiled floor, 2 PVCu double glazed windows, heated towel rail.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	12'7" (3.84m) Into Bay x 14'3" (4.34m) Fireplace with cast iron inset, radiator, picture rail, cupboard recess with ladder leading to useful boarded out loft area with roof window, power and light.
Bedroom 2	12'4" (3.76m) x 10'7" (3.23m) PVCu double glazed window, radiator, fireplace with cast iron inset, built in wardrobes one of which has a W.C. and hand basin, picture rail.
OUTSIDE	
Front Garden	With wall and iron gate, flower beds, tiled path and area laid to clover lawn.
Rear Garden	Paved patio, lawn and borders, timber shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band B.

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.