

Sydney Road, Gosport,
Hampshire, PO12 1PJ

£346,950



Extended Property

Lounge

Kitchen / Dining Room

Utility Room & Cloakroom

PVCu Double Glazing & Gas Central
Heating

Four Bedrooms

Sitting Room

Two Shower Rooms

18'10 x 16'9 Garage

Viewing Recommended As The Property Is
Deceptive Of Its Size

023 9258 5588

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

Email: office@dimon-estate-agents.co.uk

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Entrance Hall	PVCu double glazed front door with frosted glass panels, radiator with cover, understairs cupboard, flat and coved ceiling with stairs to first floor.
Cloakroom	With W.C. with concealed cistern, hand basin, tiled splashbacks, radiator, flat and coved ceiling, extractor fan, storage cupboard.
Lounge	13'5" (4.09m) Into Bay x 12'8" (3.86m) PVCu double glazed window, double radiator, fire surround with marble style inset and hearth and electric fire, flat and coved ceiling.
Family Room	12'7" (3.84m) x 9'8" (2.95m) High level PVCu double glazed window, double radiator, timber flooring, flat and coved ceiling, open plan to:
Kitchen / Dining Room	18'3" (5.56m) x 10'4" (3.15m) Comprising 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven and 4 ring gas hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, PVCu double glazed window and patio doors to garden, radiator, flat and coved ceiling with inset spotlights, timber flooring, pelmet lighting, tiled splashbacks, walk-in larder cupboard.
Utility Room	6'2" (1.88m) x 5'7" (1.7m) Tall standing cupboard, double wall cupboard, worksurface with space under, plumbing for washing machine, space for freezer, radiator, vinyl flooring, flat and coved ceiling.
ON THE 1ST FLOOR	
Landing	Radiator, understairs recess, flat and coved ceiling, stairs to 2nd floor.
Bedroom 1	18'4" (5.59m) x 10'5" (3.18m) PVCu double glazed french doors with Juliette balcony and further PVCu double glazed window, radiator, flat and coved ceiling.
Bedroom 2	11'2" (3.4m) x 10'2" (3.1m) Into Recess PVCu double glazed window, fire surround with shelved recess, PVCu double glazed window, radiator, flat and coved ceiling.
Bedroom 3	12'7" (3.84m) x 10'1" (3.07m) PVCu double glazed window, radiator, laminate flooring, flat and coved ceiling.
Shower Room	White suite of shower cubicle, pedestal hand basin, low level W.C., ½ tiled walls, flat and coved ceiling with inset spotlights, PVCu double glazed window, storage cupboard, chrome heated towel rail.
Shower Room	Shower cubicle with Mira shower, hand basin, W.C. with concealed cistern, tiled splashbacks, heated towel rail, flat and coved ceiling, extractor fan.

ON THE 2ND FLOOR

Landing

Cupboard housing gas central heating boiler.

Bedroom 4

15'3" (4.65m) x 10'4" (3.15m) 3 Keylite windows with integrated blinds, access to eaves storage areas, skilling ceiling.

OUTSIDE

Front Garden

Wall, tiled path, grey slate paving.

Rear Garden

With side pedestrian gate, block paved patio, lawn, flower and shrub borders.

Garage

18'10" (5.74m) x 16'9" (5.11m) Electric up and over door, power and light, PVCu double glazed door to garden.

Services

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

Tenure

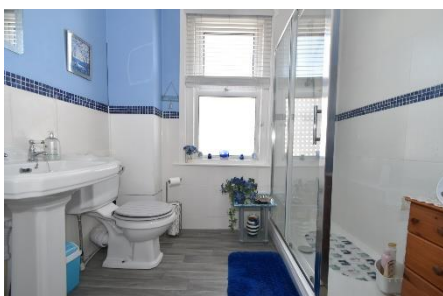
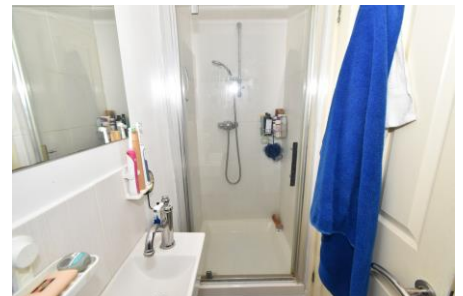
Freehold.

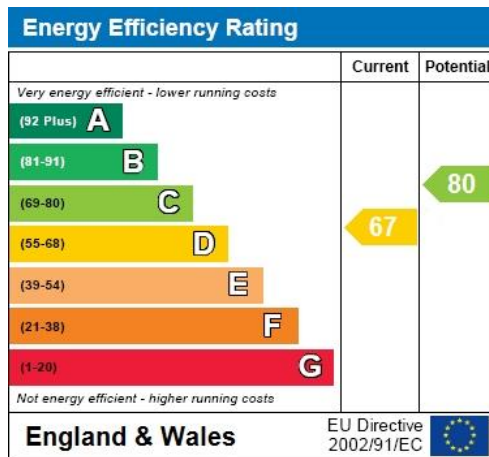
Council Tax

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:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.