

Grove Road, Hardway,
Gosport, Hampshire, PO12 4JJ

£325,000



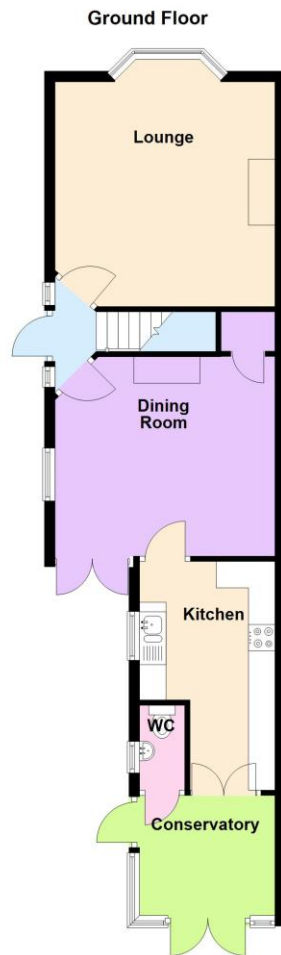
Well Presented Semi Detached House
Two Reception Rooms
Ground Floor W.C.
PVCu Double Glazing
Well Maintained & Mature Rear Garden

Four Bedrooms
Conservatory
Newly Fitted First Floor Bathroom
Gas Central Heating
Car Hardstanding To Front

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Entrance Hall	Composite front door with glazed panels to side, stairs to first floor.
Lounge	15'8" (4.78m) Into Bay x 13'8" (4.17m) PVCu double glazed window, fire surround with tiled inset and hearth, double radiator, picture rail, coved ceiling.
Dining Room	13'8" (4.17m) x 12'4" (3.76m) PVCu double glazed sash windows, French doors to garden, radiator, fire surround with cast iron inset, understairs cupboard with meters, laminate flooring, 2 wall lights.
Kitchen	14'1" (4.29m) x 8'5" (2.57m) narrowing to 5'6" (1.68m), 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, cooker extractor canopy, space for fridge and freezer, plumbing for washing machine, PVCu double glazed window, radiator, PVCu double glazed French doors to:
Conservatory	9'5" (2.87m) x 7'2" (2.18m) PVC double glazed French doors and windows, PVCu double glazed door to side, polycarbonate roof.
W.C. Off	With low level W.C., hand basin, radiator, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'4" (3.76m) x 10'5" (3.18m) PVCu double glazed window, radiator, coved ceiling, built in cupboard.
Bedroom 2	13'10" (4.22m) x 6'7" (2.01m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	10'10" (3.3m) x 6'7" (2.01m) PVCu double glazed window, radiator.
Bedroom 4	8'5" (2.57m) x 7'3" (2.21m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, shower screen, vanity hand basin, low level W.C. with concealed cistern, PVCu double glazed window, chrome heated towel rail, attractive wall tiling.
OUTSIDE	
Front Garden	Hardstanding laid to decorative stones, gate to side access with paving and stone chippings.
Rear Garden	Paved patio, mature flower and shrub borders, pond, pebble path, summer house with veranda.

Services

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

Tenure

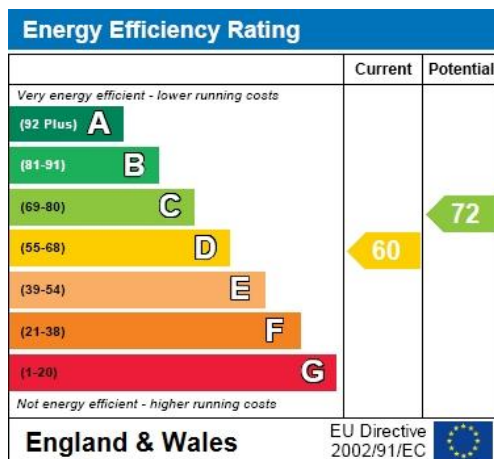
Freehold.

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:
<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.