

Parham Road, Gosport,
Hampshire, PO12 4UA

£255,000



Middle Terraced House

Lounge / Dining Room

Modern Bathroom

Rear Garden Of Sunny Aspect

PVCu Double Glazing & Gas Central Heating

Three Bedrooms

Modern Kitchen

First Floor WC

Car Hardstanding To Rear

In Our Opinion, An Ideal First Time Purchase

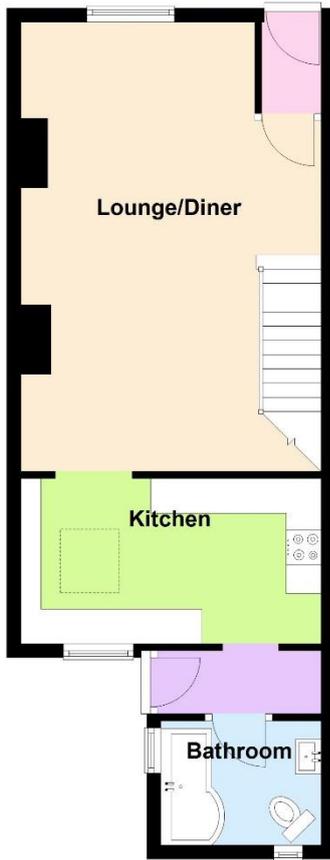
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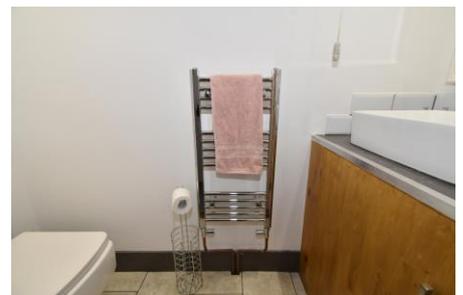
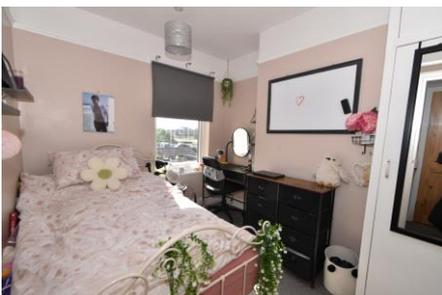
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Ground Floor



First Floor



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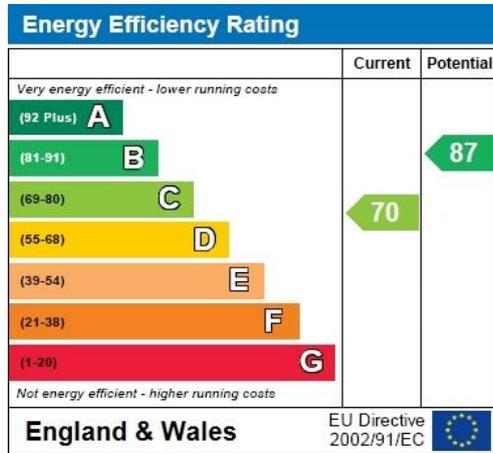
Entrance Porch	PVCu double glazed front door, Georgian style glazed inner door to:
Lounge / Dining Room	21'1" (6.43m) x 14'1" (4.29m) PVCu double glazed window, picture rail, 2 radiators, understairs meter cupboard, stairs to first floor.
Kitchen	13'8" (4.17m) x 8'1" (2.46m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for dishwasher, tiled splashbacks, PVCu double glazed window, roof lantern, laminate flooring.
Rear Lobby	With worktop and plumbing for washing machine, PVCu double glazed door to garden, laminate flooring, wall mounted gas central heating boiler.
Bathroom	7'0" (2.13m) x 6'0" (1.83m) White suite of panelled bath with mixer tap and shower attachment, glass screen, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, ceramic tiled floor and walls, chrome heated towel rail.
ON THE 1ST FLOOR	
Landing	Access to loft space.
W.C.	Low level W.C., vanity hand basin with cupboard under, chrome heated towel rail, tiled splashbacks, extractor fan, ceramic tiled floor.
Bedroom 1	14'2" (4.32m) x 10'3" (3.12m) PVCu double glazed window, radiator, cast iron fireplace.
Bedroom 2	10'3" (3.12m) x 8'3" (2.51m) Max PVCu double glazed window, radiator, built in cupboard, picture rail.
Bedroom 3	8'3" (2.51m) x 7'5" (2.26m) PVCu double glazed window, radiator.
OUTSIDE	
Front Forecourt	Laid to shingle.
Rear Garden	Of sunny aspect with paved patio, area laid to decorative stone, gate to car hardstanding.
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.