

Friary Close, Alverstoke,
Gosport, Hampshire, PO12 2EZ

£269,995



Ideal Starter Home

Located Within A Private Cul-De-Sac

First Floor Bathroom

Lounge

PVCu Double Glazing & Gas Central Heating

Two Bedrooms

Large Double Glazed Conservatory With Insulated Roof

Ground Floor Cloakroom

Separate Kitchen

Residents & Visitor Parking

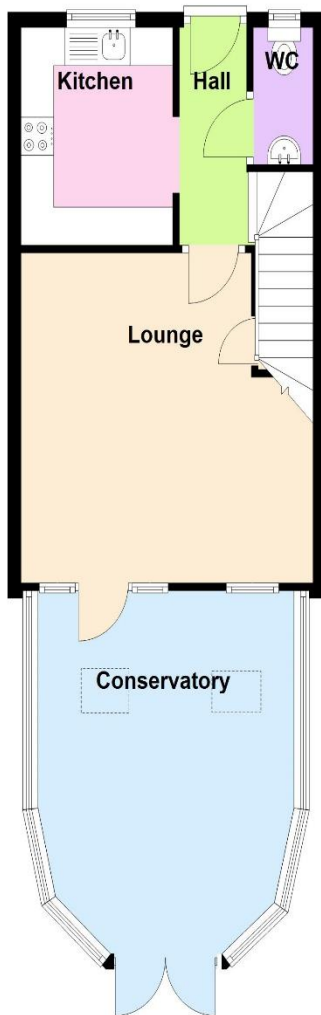
023 9258 5588

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

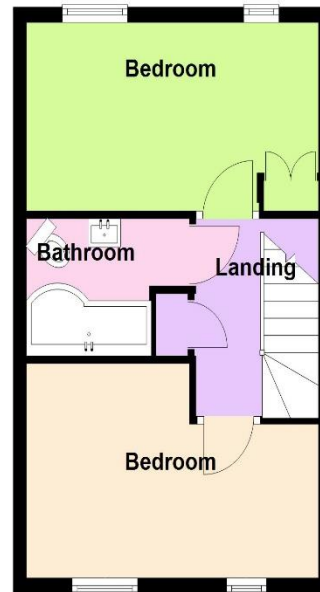
Email: office@dimon-estate-agents.co.uk

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Ground Floor

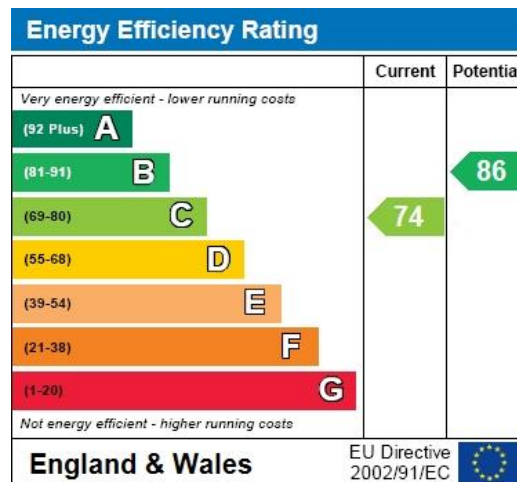


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

| | |
|----------------------|--|
| Entrance Hall | PVCu double glazed front door and stairs to first floor. |
| Cloakroom | Low level W.C., pedestal hand basin, PVCu double glazed window, radiator, tiled splashbacks. |
| Kitchen | 9'3" (2.82m) x 7'7" (2.31m) Single drainer enamel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, tiled splashbacks, wall mounted gas central heating boiler, plumbing for washing machine and dishwasher, PVCu double glazed window, integrated fridge/freezer, tiled splashbacks, stone tiled floor, extractor fan |
| Lounge | 14'7" (4.45m) x 14'2" (4.32m) narrowing to 11'3" (3.43m), Understairs cupboard, radiator, PVCu double glazed window and door to conservatory, coved ceiling. |
| Conservatory | 15'6" (4.72m) x 12'6" (3.81m) PVCu double glazed windows and French doors to garden, vinyl flooring, insulated roof with roof windows. |
| ON THE 1ST FLOOR | |
| Landing | Access to loft space, shelved cupboard. |
| Bedroom 1 | 14'7" (4.45m) x 8'1" (2.46m) 2 PVCu double glazed windows, radiator, coved ceiling, overstairs cupboard. |
| Bedroom 2 | 13'2" (4.01m) To Wardrobe x 9'4" (2.84m) Max 2 PVCu double glazed windows, radiator, built in wardrobe. |
| Bathroom | White suite of panelled bath with separate shower over and shower screen, pedestal hand basin, low level W.C., stone tiled walls and floor, extractor fan, radiator. |
| OUTSIDE | |
| Front | To the front of the property is parking for the residents. |
| Rear Garden | With patio, artificial grass, timber summer house, rear pedestrian gate. |
| Services | We understand that this property is connected to mains gas, electric, water and sewage. |
| Tenure | Freehold. |
| Council Tax | Band B. |
| 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;">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.