

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

£258,000



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

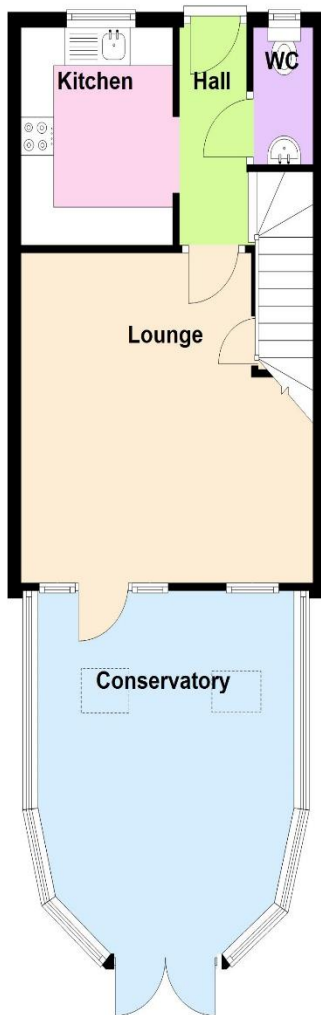
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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

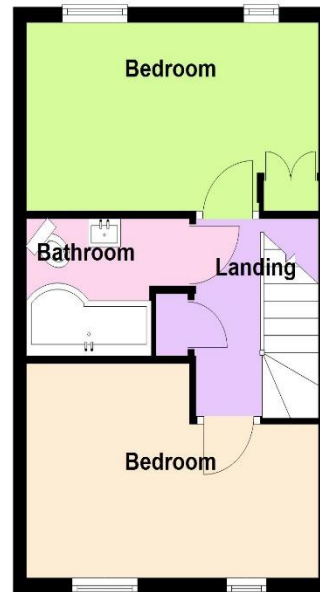
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Ground Floor

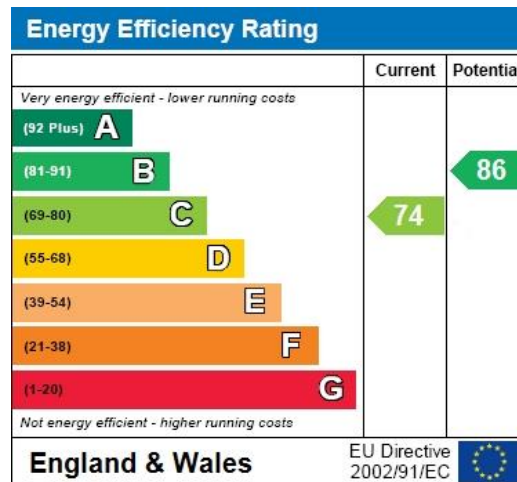


First Floor



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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:
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.