

Clayhall Road, Alverstoke,
Gosport, Hampshire, PO12 2AJ

£260,000



Middle Terraced Cottage
Spacious Lounge
Ground Floor Bathroom
PVCu Double Glazing
Off Road Parking Space

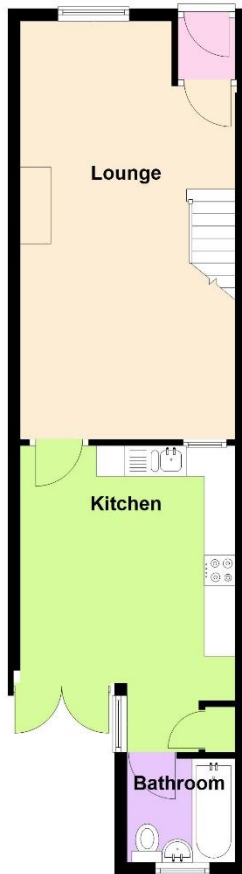
Two Bedrooms
Kitchen / Breakfast Room
First Floor Shower Room
Gas Central Heating
Pleasant Rear Garden

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Ground Floor

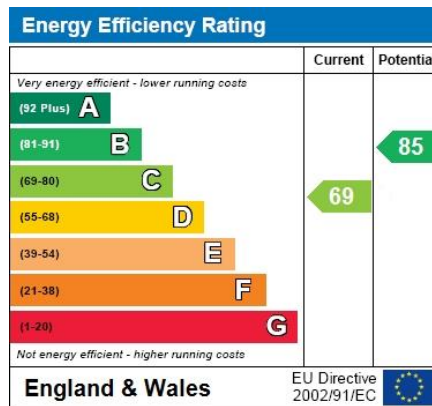


First Floor



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Entrance Porch	PVCu double glazed front door, glazed inner door to:
Lounge / Dining Room	22'3" (6.78m) x 11'7" (3.53m) PVCu double glazed sash window, 2 radiators, shelf unit, stairs to first floor, Georgian style glazed door to:
Kitchen / Breakfast Room	11'6" (3.51m) x 12'8" (3.86m) widening to 16'4 (4.98m), 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window and French doors to garden, cupboard with wall mounted gas central heating boiler.
Bathroom	5'10" (1.78m) x 5'7" (1.7m) Panelled bath, hand basin, low level W.C., radiator, tiled walls, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	11'10" (3.61m) x 9'11" (3.02m) To Wardrobe PVCu double glazed sash window, radiator, fitted cupboards.
Bedroom 2	12'7" (3.84m) x 9'3" (2.82m) PVCu double glazed window, radiator, fitted wall to wall wardrobe with mirror fronted sliding doors, laminate flooring.
Shower Room	Shower cubicle, low level W.C., pedestal hand basin, radiator, storage cupboard, tiled splashbacks.
OUTSIDE	
Rear Garden	With lawn, flower and shrub borders, timber shed, gate to parking space adjacent to garden. at the rear.
Agents Note	Please note there is a gate giving access across the rear of the garden, to the two adjoining neighbours.
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 For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.