

Dolphin Crescent, Alverstoke,
Gosport, Hampshire, PO12 2HE

£269,995



Three Bedroom End Of Terraced House

Kitchen / Breakfast Room

Bedroom 4 / Hobbies Room

Low Maintenance Garden

Located Near To Gosport Park

Spacious Lounge

Ground Floor Cloakroom & First Floor
Bathroom

PVCu Double Glazing & Gas Central
Heating

Workshop

No Forward Chain

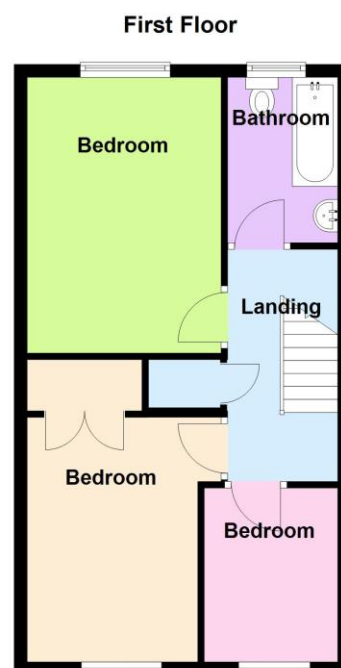
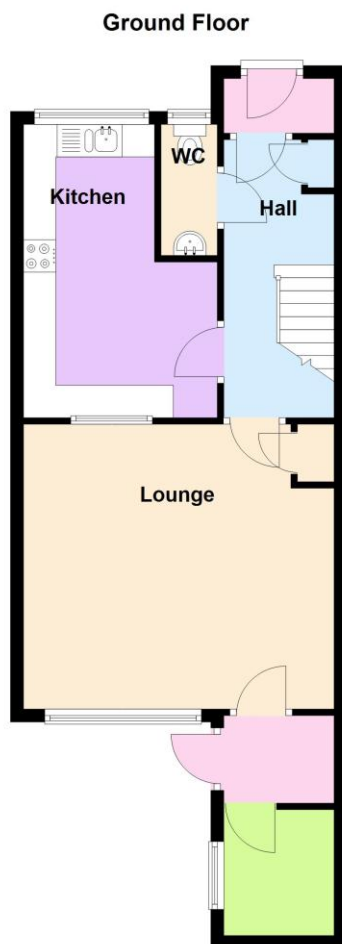
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Entrance Porch	Composite front door, aqua panel panelling, electric meter cupboard, PVCu double glazed inner door to:
Entrance Hall	Radiator, laminate flooring, understairs cupboard, cupboard for storage with fuse box, stairs to first floor.
Cloakroom	White suite of low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, tiled splashbacks, radiator.
Kitchen	14'8" (4.47m) x 9'8" (2.95m) narrowing to 6'7" (2.01m), 1½ bowl stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for dryer, space for fridge/freezer and additional appliance, breakfast bar, tiled splashbacks, PVCu double glazed window, radiator, wall mounted gas central heating boiler, skirting heating.
Lounge	15'7" (4.75m) x 14'6" (4.42m) PVCu double glazed window, radiator, laminate flooring, understairs cupboard, door to:
Lobby	5'7" (1.7m) x 4'5" (1.35m) Currently used as a study area with radiator, laminate flooring, door to garden.
Bedroom 4 / Hobbies Room	6'4" (1.93m) x 5'3" (1.6m) PVCu double glazed window and radiator.
ON THE 1ST FLOOR	
Landing	With storage cupboard.
Bedroom 1	13'10" (4.22m) x 9'9" (2.97m) PVCu double glazed window, radiator.
Bedroom 2	12'3" (3.73m) x 8'7" (2.62m) Built in cupboard, PVCu double glazed window, radiator, laminate flooring, access to loft space with pull down loft ladder.
Bedroom 3	8'10" (2.69m) x 6'10" (2.08m) PVCu double glazed window, radiator.
Bathroom	7'8" (2.34m) x 5'6" (1.68m) Panelled bath with Triton shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, radiator.
OUTSIDE	
Front Garden	With artificial grass, outside power point and water tap.
Rear Garden	Of sunny aspect, paved patio, artificial grass, outside power point, 2 metal sheds, blocked paved area, wide timber gate to rear parking area.

Workshop

Services

Tenure

Council Tax

Property Information

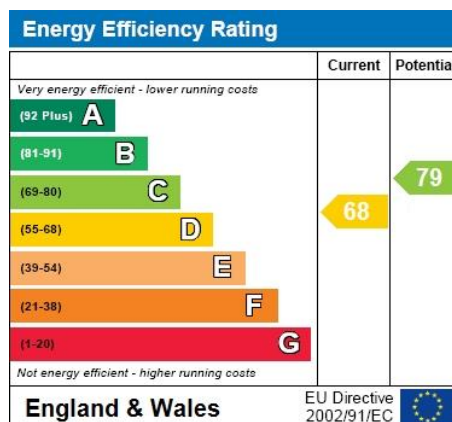
9'6" (2.9m) x 7'7" (2.31m) Insulated roof and walls, timber construction, PVCu double glazed French doors to garden, light and power.

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

Freehold.

Band B.

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.