

Tichborne Way, Gosport,
Hampshire, PO13 0BN

£399,995



Well Presented Family Home

Modern Fitted Kitchen

Ground Floor Cloakroom

Parking For Several Cars

Low Maintenance Rear Garden, Covered
Area With Hot Tub To Remain

Four / Five Bedrooms

Modern Fitted Shower Room

Ground Floor Bedroom Five / Study

Gas Central Heating

Viewing Recommended Of This Well
Presented Home

023 9258 5588

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

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

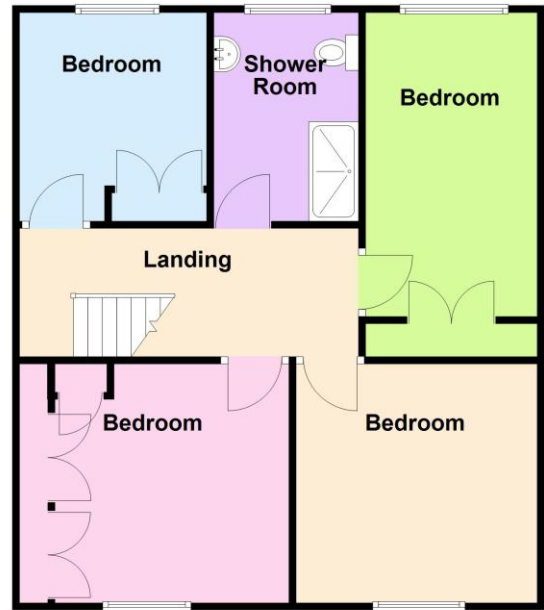
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Ground Floor



First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	16'7" (5.05m) x 6'1" (1.85m) Composite front door with double glazed side panels, radiator, laminate flooring, stairs to 1st floor.
Inner Hall	With small storage cupboard, understairs cupboard, laminate flooring.
Cloakroom	Low level W.C. incorporating hand basin, aqua panel splashbacks, timber flooring.
Bedroom 5 / Study	12'10" (3.91m) x 8'3" (2.51m) PVCu double glazed window, radiator.
Lounge / Dining Room	23'11" (7.29m) x 11'1" (3.38m) PVCu double glazed window and French doors to garden, 2 radiators, wood burning stove, timber flooring.
Kitchen	8'5" (2.57m) x 13'11" (4.24m) To Cupboards, Single drainer ceramic sink unit, wall and base cupboards with worksurface over, built in double oven and 4 ring gas hob, integrated dishwasher and washing machine, wine cooler, full height fridge and separate freezer, pelmet lighting, PVCu double glazed window and door to sideway, extractor fan, breakfast bar, LED lighting.
ON THE 1ST FLOOR	
Landing	Access to loft space with gas central heating boiler, spindled balustrade.
Bedroom 1	11'2" (3.4m) x 11'1" (3.38m) PVCu double glazed window, radiator, coved ceiling, 2 bedside lights.
Bedroom 2	11'0" (3.35m) To Wardrobe x 10'0" (3.05m) PVCu double glazed window, built in wardrobes, radiator.
Bedroom 3	14'2" (4.32m) To Wardrobe x 7'11" (2.41m) PVCu double glazed window, radiator, built in double wardrobes.
Bedroom 4	9'7" (2.92m) x 8'6" (2.59m) PVCu double glazed window, built in double wardrobe, radiator.
Shower Room	9'6" (2.9m) x 6'8" (2.03m) Double size shower base with glass screen, rain fall shower and hand shower, vanity hand basin, low level WC, PVCu double glazed window, tiled walls, extractor fan, chrome heated towel rail.
OUTSIDE	
Front Garden	With block paved hardstanding for several cars, area laid to slate chippings, side pedestrian access to:
Rear Garden	Of low maintenance with paved patio, artificial grass, flower borders, covered seating area with lighting and hot tub (to remain).

Timber Shed

Services

Tenure

Council Tax

Property Information

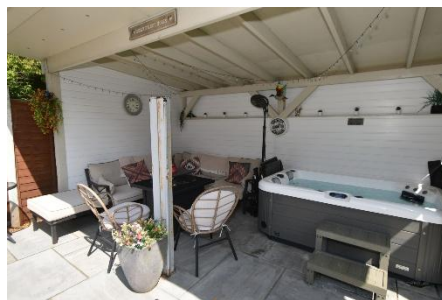
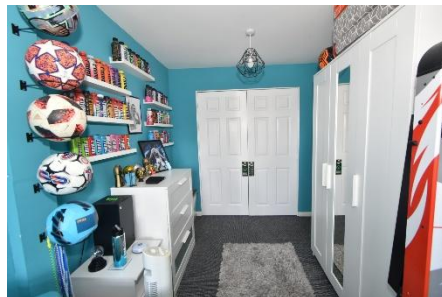
11'0" (3.35m) x 7'4" (2.24m) Power and light, composite door.

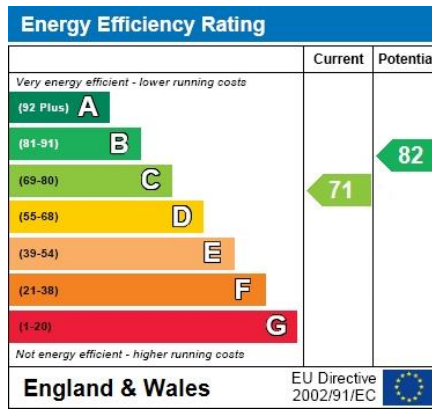
We understand that this property is connected to mains gas, electric, water and sewage.

Freehold.

Band D.

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.