

Vanguard Road, Hardway,
Gosport, Hampshire, PO12 4FE

£415,000



End Of Terraced Town House

Bathroom & Two Shower Rooms

Kitchen / Dining Room

Cloakroom

Located Near To Hardway Foreshore

Four Bedrooms With En-Suite To Master Bedroom

Lounge

Gas Central Heating & PVCu Double Glazing

Driveway & Garage

In Our Opinion, An Ideal Family Home

023 9258 5588

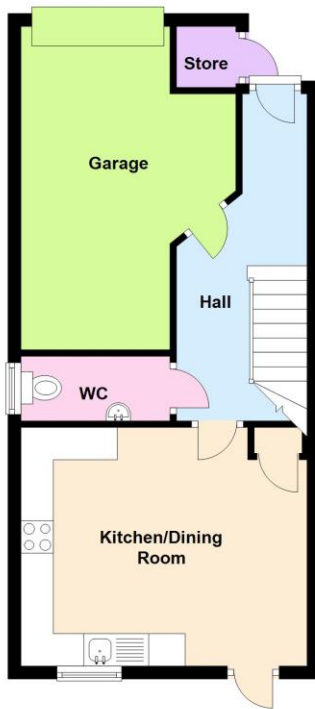
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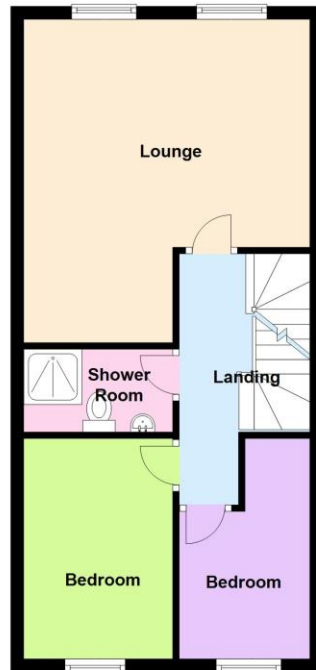
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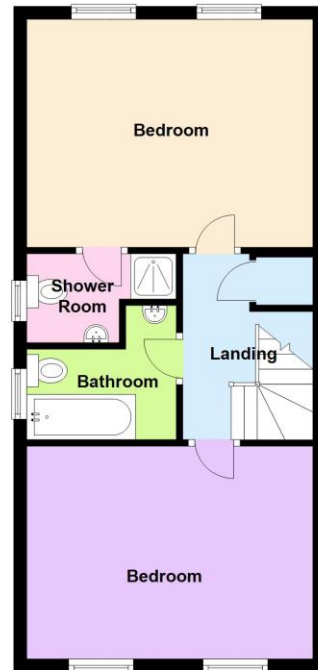
Ground Floor



First Floor



Second Floor



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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	Composite front door with etched glass panel, dado rail, flat and coved ceiling, radiator, small understairs recess, door to garage, stairs to 1st floor.
Cloakroom	White suite of low level W.C., hand basin, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, radiator, flat ceiling, extractor fan.
Kitchen / Dining Room	14'7" (4.45m) x 12'4" (3.76m) Comprising 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in double oven, 4 ring gas hob, extractor canopy over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, wall mounted gas central heating boiler concealed within cupboard, tiled splashbacks, ceramic tiled floor, PVCU triple glazed window and door to garden, storage cupboard, tall standing radiator, flat ceiling.
ON THE 1ST FLOOR	
Landing	Dado rail, radiator, stairs to 2nd floor.
Lounge	16'7" (5.05m) Into Recess x 14'7" (4.45m) A twin aspect room with 3 PVCu double glazed windows, fireplace with electric fire, 2 double radiators, flat ceiling.
Bedroom 3	11'4" (3.45m) x 7'5" (2.26m) PVCu double glazed window, radiator, flat ceiling.
Bedroom 4	10'4" (3.15m) Into Recess x 6'10" (2.08m) PVCu double glazed window, radiator, flat ceiling.
Shower Room	White suite of shower cubicle with Mira shower, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, shaver point, radiator, extractor fan, flat ceiling.
ON THE 2ND FLOOR	
Landing	With skylight window, dado rail, flat ceiling with spotlights, airing cupboard.
Bedroom 1	14'7" (4.45m) x 11'8" (3.56m) 2 PVCu double glazed windows with glimpses of Portsmouth Harbour when looking to the left, radiator, flat ceiling,
En-Suite Shower Room	Shower cubicle with mains shower, low level WC, vanity hand basin with cupboard under and shelf to side, radiator, PVCu double glazed window, tiled splashbacks, shaver point, extractor fan, flat ceiling.
Bedroom 2	14'7" (4.45m) x 10'3" (3.12m) 2 PVCu double glazed windows, radiator, access to loft space with pull down loft ladder, flat ceiling.

Bathroom

White suite of panelled bath with mixer tap and shower attachment, vanity hand basin with cupboard under, low level W.C., tiled splashbacks, PVCu double glazed window, double radiator, flat ceiling, shaver point.

OUTSIDE

Front Garden

With lawn and borders, resin driveway, side pedestrian access.

Garage

16'0" (4.88m) x 8'0" (2.44m) widening to 10'8 (3.25m) into a side recess, cantilever door, power and light.

Rear Garden

With lawn, 2 patio areas, outside water tap, side pedestrian gate, timber shed.

Services

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

Tenure

Freehold.

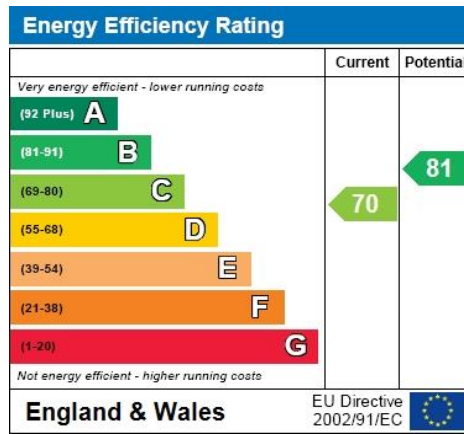
Council Tax

Band E.

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:
<p style="text-align: center; color: #00AEEF;">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.