

Kensington Road, Gosport,
Hampshire, PO12 1QY

£305,000



Semi Detached House

Separate Lounge

First Floor Bathroom

Rear Garden Of Sunny Aspect

No Forward Chain

Three Bedrooms

Modern Kitchen / Dining Room

PVCu Double Glazing & Gas Central Heating

Block Paved Hardstanding To Front

Conveniently Located For The Facilities Of Stoke Road & Local Park

023 9258 5588

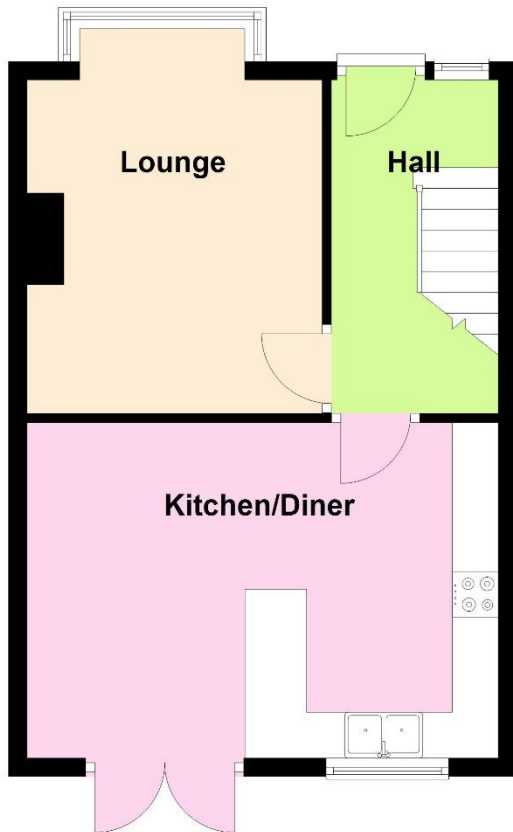
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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

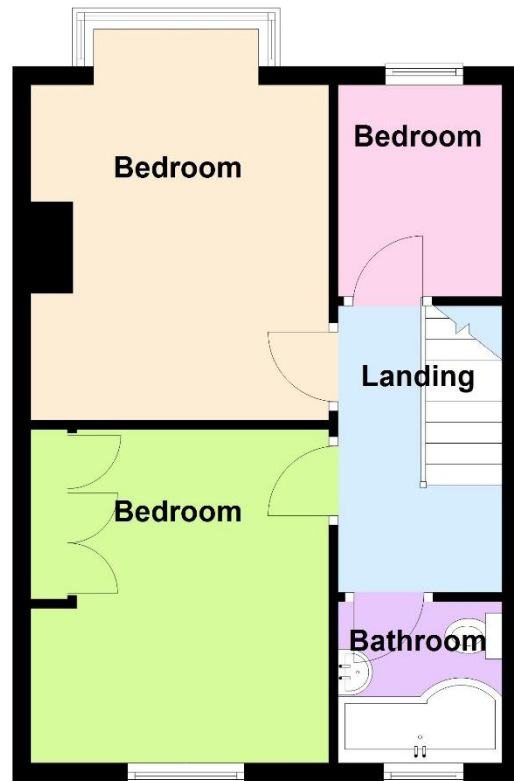
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Ground Floor

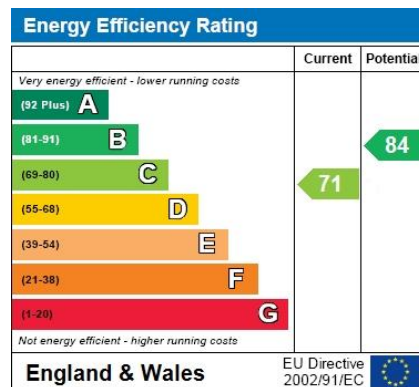


First Floor



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

Entrance Hall	Composite front door and PVCu double glazed window, radiator, coved ceiling, understairs cupboard, stairs to first floor.
Lounge	14'0" (4.27m) Into Bay x 10'7" (3.23m) PVCu double glazed window, radiator, coved ceiling.
Kitchen / Dining Room	16'11" (5.16m) x 11'10" (3.61m) Double bowl stainless steel sink unit, grey fronted wall and base units with worksurface over, built in oven and microwave, induction hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window and French doors to garden, coved ceiling, radiator, laminate flooring, boiler tap to sink, wall mounted Glow Worm gas central heating boiler concealed within cupboard.
ON THE 1ST FLOOR	
Landing	Coved ceiling, access to boarded out loft space via pull down loft ladder with boarding, power light and roof window.
Bedroom 1	14'5" (4.39m) Into Bay x 10'8" (3.25m) PVCu double glazed window, radiator, dado rail.
Bedroom 2	11'11" (3.63m) x 10'10" (3.3m) PVCu double glazed window, built in cupboards, radiator, coved ceiling.
Bedroom 3	7'8" (2.34m) x 5'11" (1.8m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, low level W.C., pedestal hand basin, tiled splashbacks, PVCu double glazed window, extractor fan, chrome heated towel rail.
OUTSIDE	
Front Forecourt	With block paved hardstanding, shared side pedestrian access to:
Rear Garden	With paved patio part of which has a canopy over, lawn, flower borders, raised border, timber shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.