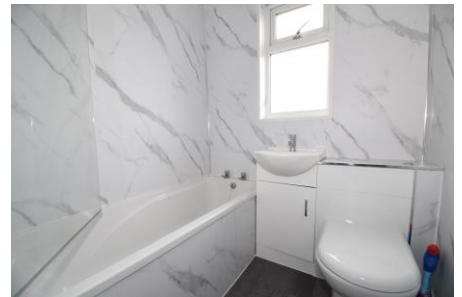


Hill Park Road, Gosport,
Hampshire, PO12 3EB

£269,995



Middle Terraced House With Extended
Accommodation

Three Bedrooms

Kitchen / Dining Room

PVCu Double Glazing & Gas Central
Heating

Detached Garage

Recently Upgraded & Improved

Spacious Lounge

First Floor Bathroom

New Floor Coverings

No Forward Chain

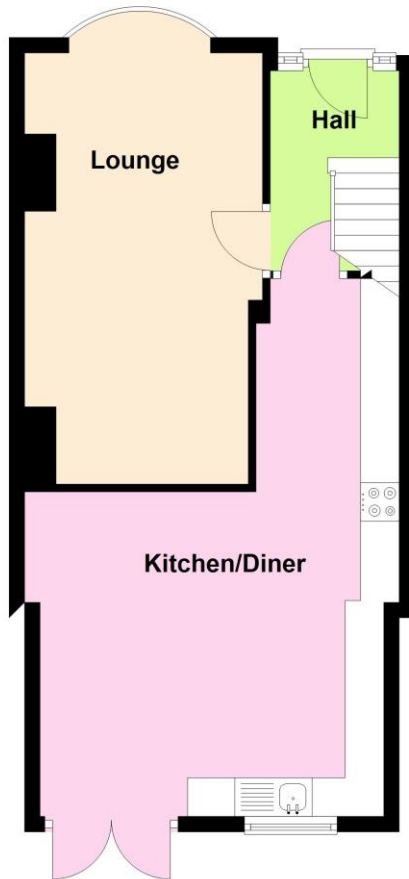
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Ground Floor

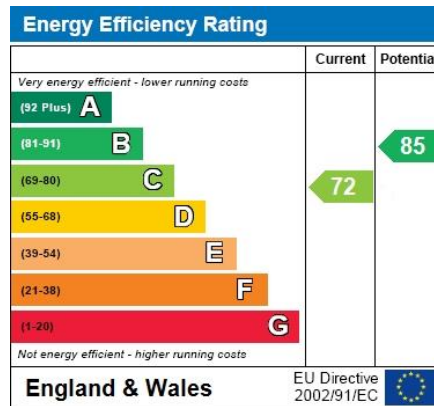


First Floor



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

Entrance Hall	PVCu double glazed front door and windows, radiator, laminate flooring, coved ceiling, stairs to first floor.
Lounge	20'8" (6.3m) Into Bay x 10'1" (3.07m) PVCu double glazed window, 2 radiators, coved ceiling.
Kitchen / Dining Room	21'09 (6.63m) narrowing to 13'11 (4.24m) x 14'7 (4.45m) x 5'11 (1.8m), L shaped, Single drainer stainless steel sink unit, grey fronted wall and base units with worksurface over, integrated cooker and 4 ring hob with cooker extractor canopy over, integrated fridge and freezer, plumbing for washing machine, 2 radiators, PVCu double glazed French doors and window.
ON THE 1ST FLOOR	
Landing	Overstairs cupboard with Ideal gas central heating boiler, coved ceiling, chrome spindles.
Bedroom 1	13'10" (4.22m) Into Bay x 9'7" (2.92m) PVCu double glazed window, radiator.
Bedroom 2	12'1" (3.68m) x 9'11" (3.02m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	8'5" (2.57m) x 6'1" (1.85m) PVCu double glazed window, radiator.
Bedroom 3	8'5" (2.57m) x 6'1" (1.85m) PVCu double glazed window, radiator.
Bathroom	Panelled bath with shower over, shower screen, vanity hand basin, W.C. with concealed cistern, laminate flooring, chrome heated towel rail, PVCu double glazed window, access to loft space, aqua panel splashbacks.
OUTSIDE	
Front Garden	With wall and fence, gate, paved path, laid to slate chippings.
Rear Garden	With artificial grass and rear pedestrian gate to service road.
Garage	
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.