

St Edwards Road,
Gosport, Hampshire, PO12 1PR

£279,995



Well Presented Family Home

Two Reception Rooms

First Floor Bathroom

Ground Floor W.C.

Garage

Three Bedrooms

Modern Kitchen

Conservatory

Gas Central Heating & PVCu Double Glazing

Early Viewing Recommended To Avoid Disappointment

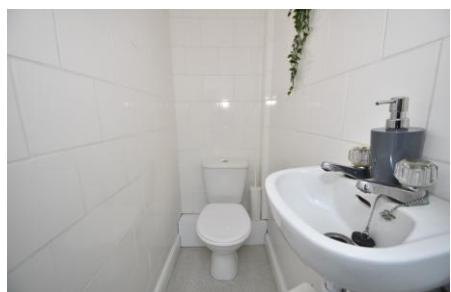
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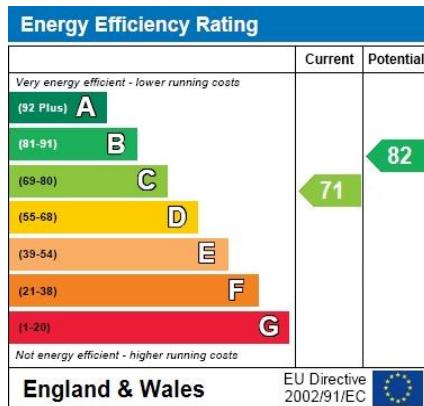
SELLING YOUR OWN PROPERTY IN GOSPORT?

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 leaded panels, dado rail, radiator, coving, ornamental arch, stairs to first floor.
Lounge	13'10" (4.22m) Into Bay x 10'7" (3.23m) PVCu double glazed window, fireplace surround, picture rail, coved ceiling and ceiling rose, radiator.
Dining Room	13'6" (4.11m) x 10'9" (3.28m) Wood burning stove, radiator, PVCu double glazed door to conservatory, understairs meter cupboard.
Conservatory	18'4" (5.59m) x 8'6" (2.59m) narrowing to 3'11 (1.19m), L Shaped, Radiator, ceramic tiled floor, PVCu double glazed windows and door to garden, glass roof, plumbing for washing machine, space for dryer.
W.C. Off	White suite of low level W.C., hand basin, tiled walls, PVCu double glazed window.
Kitchen	11'5" (3.48m) x 8'10" (2.69m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob with cooker extractor canopy over, integrated fridge/freezer, 2 PVCu double glazed windows, pelmet lighting.
Utility Room	4'11" (1.5m) x 3'8" (1.12m) Worktop, space for fridge, PVCu double glazed window, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Spindled balustrade, dado rail, access to loft space.
Bedroom 1	14'1" (4.29m) x 11'4" (3.45m) PVCu double glazed window, cast iron fireplace, radiator.
Bedroom 2	13'6" (4.11m) x 8'4" (2.54m) PVCu double glazed window, radiator.
Bedroom 3	11'4" (3.45m) x 5'11" (1.8m) Max PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with Triton shower over, pedestal hand basin, low level W.C., cupboard with wall mounted Vaillant gas central heating boiler, radiator, PVCu double glazed window, extractor fan.
OUTSIDE	
Front Garden	With brick wall and laid to pebbles, Victorian iron canopy, paved path.
Rear Garden	With paved patio, lawn and flower borders, paved path, timber gate to rear service road.

Garage	Located to the rear of the property with double timber doors, PVCu double glazed window and side door, power and light.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	<p>For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk</p> <p>For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk</p>





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.