

Whitworth Road, Gosport,  
Hampshire, PO12 3NN

£225,000



Middle Terraced House  
Modern Kitchen  
PVCu Double Glazing  
Front & Rear Gardens

Two Bedrooms  
Spacious First Floor Bathroom  
Gas Central Heating  
In Our Opinion, An Ideal First Time  
Purchase

**023 9258 5588**

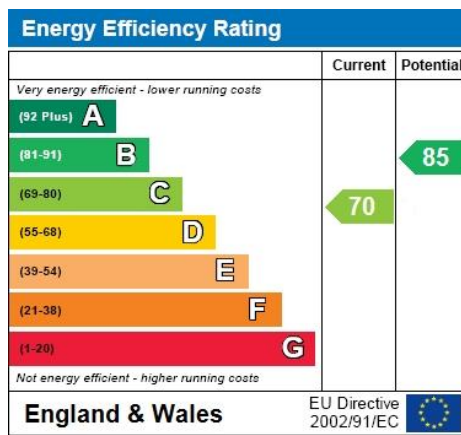
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|                      |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall        | PVCu double glazed front door, radiator, dado rail, meter cupboard, ornamental arch, stairs to first floor with understairs cupboard, PVCu double glazed window.                                                                                                                                                                                                                                                     |
| Lounge               | 22'5" (6.83m) Into Bay x 9'11" (3.02m) PVCu double glazed bay window, and window to rear, laminate flooring, 2 radiators.                                                                                                                                                                                                                                                                                            |
| Kitchen              | 14'3" (4.34m) x 8'0" (2.44m) 1½ bowl ceramic sink unit, wall and base cupboards with worksurface over, built in oven and microwave, 4 ring induction hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, radiator, 2 PVCu double glazed windows and door to sideways, laminate flooring, tiled splashbacks, kick board lighting, wall mounted gas central heating boiler. |
| ON THE 1ST FLOOR     |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landing              | Dado rail, access to loft space.                                                                                                                                                                                                                                                                                                                                                                                     |
| Bedroom 1            | 13'3" (4.04m) x 10'0" (3.05m) PVCu double glazed window, radiator, built in cupboard.                                                                                                                                                                                                                                                                                                                                |
| Bedroom 2            | 9'10" (3m) x 8'11" (2.72m) PVCu double glazed window, radiator, built in cupboard.                                                                                                                                                                                                                                                                                                                                   |
| Bathroom             | 7'11" (2.41m) x 7'8" (2.34m) Panelled bath with separate shower over and hand shower, low level W.C., vanity hand basin with cupboard under, tiled splashbacks, PVCu double glazed window, chrome heated towel rail, laminate flooring, illuminated mirror with bluetooth speaker.                                                                                                                                   |
| OUTSIDE              |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Front Garden         | With wall and iron gate, paved path, laid to slate and stone chippings.                                                                                                                                                                                                                                                                                                                                              |
| Rear Garden          | With concrete patio, raised bed, lawn, water tap, rear pedestrian gate.                                                                                                                                                                                                                                                                                                                                              |
| Services             | We understand that this property is connected to mains gas, electric, water and sewage.                                                                                                                                                                                                                                                                                                                              |
| Tenure               | Freehold.                                                                                                                                                                                                                                                                                                                                                                                                            |
| Council Tax          | Band B.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Property Information | For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a><br>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>                                                                                                         |



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.