

Chichester Close, Peel Common,
Gosport, Hampshire, PO13 0QH

£345,000



Well Presented Family Home With
Extended Accommodation & New Roof

Open Plan Living Area

Separate Snug Or Study Area

Landscaped Garden With Garage, Parking
& Brick Shed/Workshop

Freehold

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Semi Detached House With Three
Bedrooms

Good Size Lounge / Dining Room

Upgraded Bathroom & Shower Room

PVCu Double Glazing & Gas Central
Heating

Viewing Of This Well Presented Home
Recommended

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

Entrance Hall	18'3" (5.56m) x 4'8" (1.42m) Composite front door with glazed panel and window to side, radiator, ceramic tiled flooring, coved ceiling.
Rear Porch With Utility Area	With plumbing for washing machine and shelf for dryer, ceramic tiled floor, PVCu double glazed door to garden and coved ceiling,
Shower Room Off	With shower cubicle with Triton shower, vanity hand basin and low level W.C, tiled walls and floor, PVCu double glazed window, heated towel rail and extractor fan.
Kitchen	10'8" (3.25m) x 10'1" (3.07m) 1 1/2 bowl enamel sink, wall and base cupboards with worksurface over with integrated drainer, built in oven and microwave oven, induction hob with cooker extractor canopy above, recess for American style fridge/freezer, ceramic tiled floor, PVCu double glazed window and understairs cupboard.
Open Plan Living Area	
Dining Area	17'0" (5.18m) x 8'10" (2.69m) With timber flooring, stairs to first floor with recess and radiator.
Lounge Area	13'6" (4.11m) x 12'2" (3.71m) With PVCu double glazed french doors and window, radiator, timber flooring.
Study / Snug	10'7" (3.23m) x 10'1" (3.07m) PVCu double glazed window, radiator, timber flooring, inset sliding doors.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, access to loft space, airing cupboard with Vaillant gas central heating boiler (installed 2023).
Bedroom 1	12'10" (3.91m) x 9'11" (3.02m) PVCu double glazed window, radiator.
Bedroom 2	9'11" (3.02m) x 9'8" (2.95m) PVCu double glazed window and door to oval balustrade with metal balustrade, wardrobe with mirror sliding doors, radiator.
Bedroom 3	9'8" (2.95m) x 6'8" (2.03m) PVCu double glazed window, radiator.
Bathroom	Panelled bath with rainfall shower and hand shower and screen, W.C, with concealed cistern, vanity hand basin with drawers under, heated towel rail, tiled walls, PVCu double glazed window, overstairs cupboard, extractor fan and part wall panelling.
OUTSIDE	
Rear Garden	With Paved patio and path, lawn, flower and shrub borders, rear pedestrian gate.

Garage

Located to the rear of the property with personal door to garden, cantilever door, power and light.

Workshop

With power and light.

Services

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

Agents Note

Current maintenance charge for the upkeep of the communal landscaped area £680.00 per annum.

Tenure

Freehold.

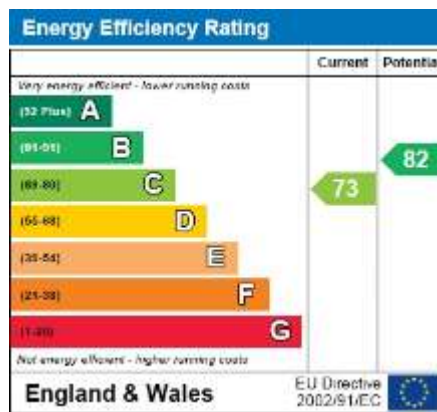
Council Tax

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.