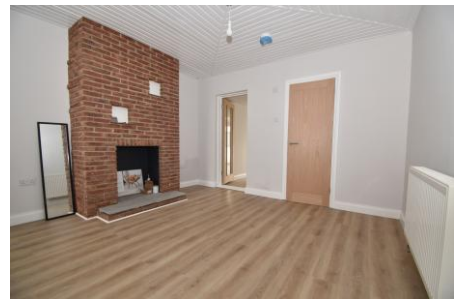


Priory Road, Hardway,
Gosport, Hampshire, PO12 4LG

£249,995



Renovated Property In Popular Residential
New Four Piece Bathroom
New PVCu Double Glazing
Rewired
No Forward Chain

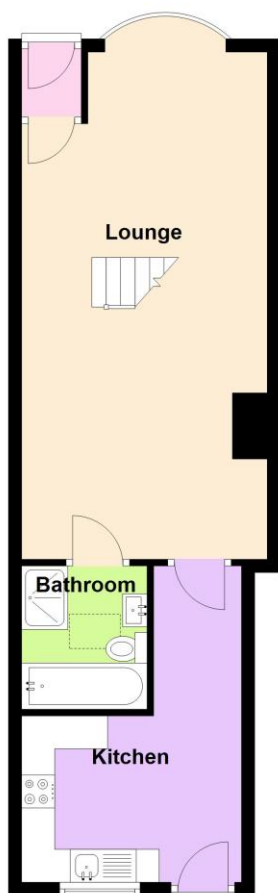
Two Bedrooms
New Kitchen
New Gas Central Heating
Hardway Foreshore Nearby

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Ground Floor

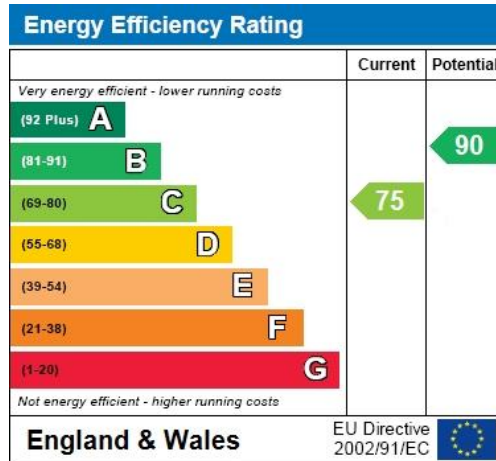


First Floor



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

Entrance Hall	PVCu front door, internal oak style door with glazed panel.
Lounge / Dining Room	26'5" (8.05m) Into Bay x 12'2" (3.71m) PVCu double glazed bay window, 2 radiators, brick fireplace with slate hearth, stairs to first floor, meter cupboard.
Bathroom	7'1" (2.16m) x 6'3" (1.91m) 4 piece bathroom, bath with mixer tap and shower attachment, vanity hand basin with cupboard under, low level W.C. with concealed cistern, separate shower cubicle, tiled walls, inset mirror, chrome heated towel rail, extractor fan, velux window.
Kitchen	10'11" (3.33m) x 8'2" (2.49m) widening to 15'10" (1.83m) into recess, 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, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher, PVCu double glazed window and door, radiator, laminate flooring, skylight window.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'2" (3.71m) x 10'11" (3.33m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	12'2" (3.71m) x 10'11" (3.33m) PVCu double glazed window, radiator, exposed brick chimney.
OUTSIDE	
Rear Garden	Of sunny aspect, laid to crazy paving.
Garage	16'3" (4.95m) x 12'8" (3.86m) PVCu double glazed window and personal door, cantilever door to rear service road.
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: 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.