

Cambridge Road, Gosport,  
Hampshire, PO12 3ED

£189,995



Middle Terraced House  
Two Reception Rooms  
PVCu Double Glazing  
Ideal Starter Home

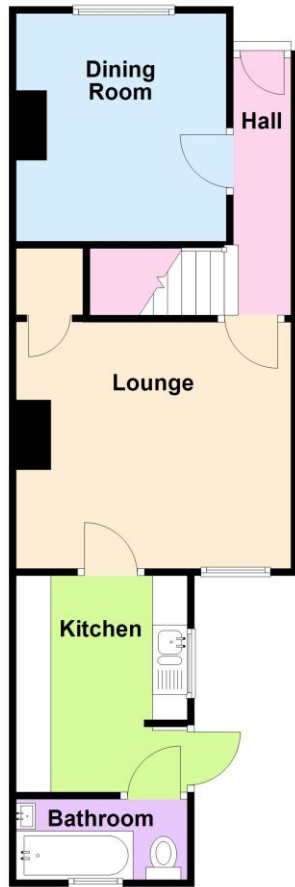
Two Bedrooms  
10'2 x 8'0 Kitchen  
Gas Central Heating

**023 9258 5588**

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**Ground Floor**

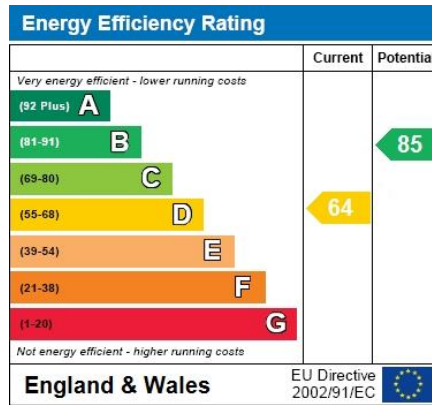


**First Floor**



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

Entrance Hall	PVCu double glazed front door, radiator, coved ceiling. ornamental ceiling rose, stairs to first floor, Georgian style glazed door to:
Lounge	10'8" (3.25m) x 9'9" (2.97m) PVCu double glazed window, radiator, coved ceiling.
Dining Room	12'11" (3.94m) x 11'7" (3.53m) PVCu double glazed window, radiator, understairs meter cupboard, coved ceiling, Georgian style glazed door to:
Kitchen	10'2" (3.1m) x 8'0" (2.44m) 1½ bowl enamel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, radiator, PVCu double glazed door to garden.
Bathroom	8'4" (2.54m) x 3'9" (1.14m) White suite of panelled bath with mixer tap and triton shower over, pedestal hand basin, low level W.C. radiator, PVCu double glazed window, tiled walls, extractor fan,
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'11" (3.94m) x 10'7" (3.23m) PVCu double glazed window, radiator, built in cupboard, access to loft space, cupboard with wall mounted gas central heating boiler.
Bedroom 2	12'11" (3.94m) x 10'8" (3.25m) PVCu double glazed window, coved ceiling, radiator.
OUTSIDE	
Front Forecourt	Wall, picket fence, gate, flower border.
Rear Courtyard	Paving, 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> 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:
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.