DIMON
Estate Agents

Moraunt Close, Hardway, Gosport, Hampshire, PO12 4LR

£240,000








- Middle Terraced House
- Lounge
- Modern Kitchen
- PVCu Double Glazing
- Allocated Parking Space
- Two Bedrooms
- Double Glazed Conservatory
- Modern First Floor Shower Room
- Gas Central Heating
- Close To Waterfront

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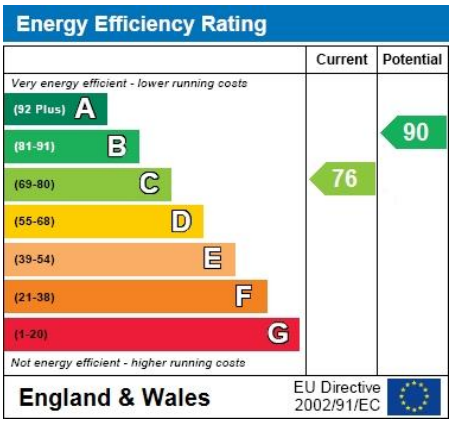






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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Area	12'8" (3.86m) x 5'9" (1.75m) PVCu double glazed front door, meter cupboard, radiator, stairs to first floor, coved ceiling, archway to:
Kitchen	11'9" (3.58m) x 5'10" (1.78m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, range style cooker with 5 ring gas hob, cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window with fitted shutters, tiled splashbacks, coved ceiling.
Lounge	12'9" (3.89m) x 12'0" (3.66m) PVCu double glazed patio door to conservatory, radiator, 2 uplighters, coved ceiling.
Conservatory	11'7" (3.53m) x 9'7" (2.92m) PVCu double glazed patio door to garden, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space, coved ceiling.
Bedroom 1	12'1" (3.68m) x 8'11" (2.72m) PVCu double glazed window with fitted shutters, radiator, coved ceiling.
Bedroom 2	9'11" (3.02m) x 9'2" (2.79m) PVCu double glazed window with fitted shutters, radiator, built in cupboard, overstairs cupboard with wall mounted Worcester gas central heating boiler, coved ceiling.
Shower Room	Modern shower room with double size shower cubicle with aqua panel splashbacks, glass screen, pedestal hand basin, low level W.C., chrome heated towel rail, tiled splashbacks, extractor fan, coved ceiling.
OUTSIDE	
Front Garden	Block paved car hardstanding, area laid to gravel.
Rear Garden	Of sunny aspect with circular patio, further patio area, laid to pebbles, timber shed, brick wall to rear, 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: 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.