

Arundel Road, Gosport,
Hampshire, PO12 3LS

£275,000



Semi Detached Bungalow

In Our Opinion, A Well Presented Property

Extended Lounge / Dining Room

Four Piece Bathroom

Gas Central Heating & PVCu Double
Glazing

Extended Accommodation

Two Bedrooms

Good Size Kitchen

Low Maintenance Rear Garden

Cul-De-Sac Location

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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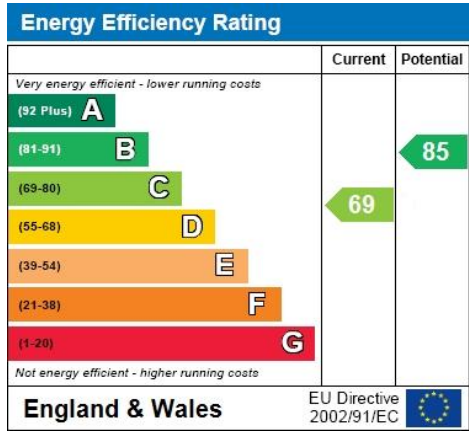
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Ground Floor



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

Entrance Hall	PVCu double glazed front door, meter cupboard, access to loft space.
Bedroom 1	16'9" (5.11m) Into Bay x 9'4" (2.84m) PVCu double glazed window with fitted shutters, radiator,
Bedroom 2	11'1" (3.38m) x 7'0" (2.13m) PVCu double glazed window with fitted shutters, radiator, coved ceiling.
Bathroom	8'2" (2.49m) x 6'11" (2.11m) Modern 4 piece suite of panelled bath with mixer tap and shower attachment, separate shower cubicle, low level W.C., pedestal hand basin, radiator, PVCu double glazed window, aqua panel splashbacks, wall mounted gas central heating boiler concealed within cupboard.
Extended Lounge	20'4" (6.2m) x 9'4" (2.84m) narrowing to 6'8" (2.03m), PVCu double glazed window, 2 radiators, coved ceiling.
Large Kitchen	15'7" (4.75m) x 8'5" (2.57m) Single drainer composite sink unit, wall and base cupboards with worksurface over, built in double oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, radiator, PVCu double glazed window, French doors to garden, laminate flooring, coved ceiling, tiled splashbacks.
OUTSIDE	
Front Garden	Paved, side pedestrian access to:
Rear Garden	Patio, artificial grass, timber shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
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.