

Gwessin Terrace, Queens Road,
Gosport, Hampshire, PO12 1AT

£247,500



Town House

L Shaped Lounge/Dining Room

Gas Central Heating

Stoke Road Conservation Area

Convenient To Stoke Road & Its Facilities

Two Bedrooms

Modern Bathroom

22'0 x 9'8 Garage

Gas Central Heating

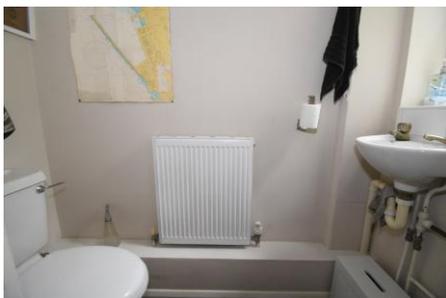
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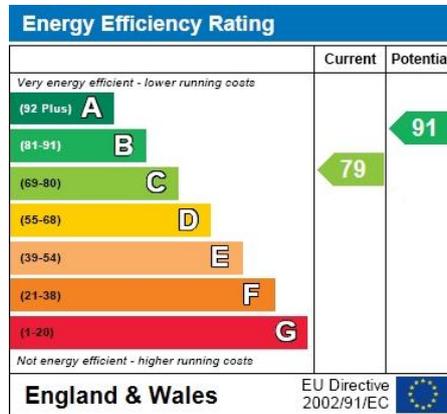
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Entrance Hall	7'0" (2.13m) x 10'3" (3.12m) widening to 22'3" (6.78m), PVCu double glazed front door and window, radiator, laminate flooring, stairs to first floor, coved ceiling, PVCu double glazed door to rear, understairs cupboard.
Cloakroom	Low level W.C., hand basin, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	With stairs to 2nd floor, coved ceiling.
Lounge / Dining Room	15'8" (4.78m) x 9'8" (2.95m) widening to 12'5" (3.78m), L shaped, with French doors with Juliette balcony, laminate flooring, 2 radiators, 2 wall uplighters.
Kitchen	9'6" (2.9m) x 6'10" (2.08m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in cooker and 4 ring induction hob with cooker extractor canopy over, plumbing for washing machine, integrated fridge/freezer, tiled splashbacks, coved ceiling.
ON THE 2ND FLOOR	
Landing	
Bedroom 1	16'1" (4.9m) x 9'9" (2.97m) Radiator.
Bedroom 2	9'5" (2.87m) Plus Recess x 11'8" (3.56m) Storage cupboard, access to loft space, radiator.
Bathroom	9'8" (2.95m) x 5'9" (1.75m) White suite of panelled bath with separate shower over, screen, pedestal hand basin, low level W.C., tiled splashbacks, shaver point, radiator, shelved cupboard.
OUTSIDE	
Rear Garden	With paving and decking area, artificial grass over the last section of decking.
Garage	22'0" (6.71m) x 9'8" (2.95m) Good size garage with electric cantilever door, wall mounted Ideal gas central heating boiler, power and light, EV charging point.
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.