

Inverness Road, Gosport,
Hampshire, PO12 3HU

£205,000



Middle Terraced House

Spacious Lounge / Dining Room

First Floor Bathroom

Garage

In Our Opinion, An Ideal First Time
Purchase

Two Bedroom

18'2 Long Kitchen

Side Lean-To

PVCu Double Glazing & Gas Central
Heating

No Forward Chain

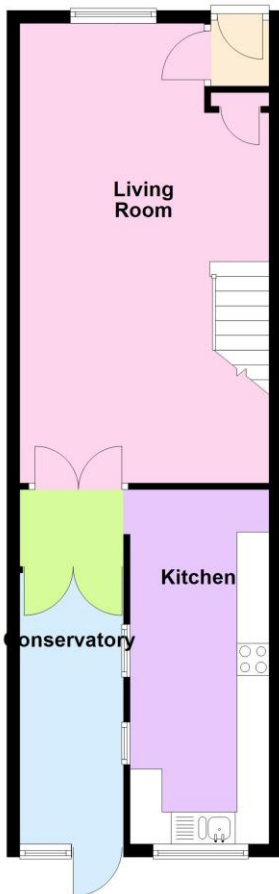
023 9258 5588

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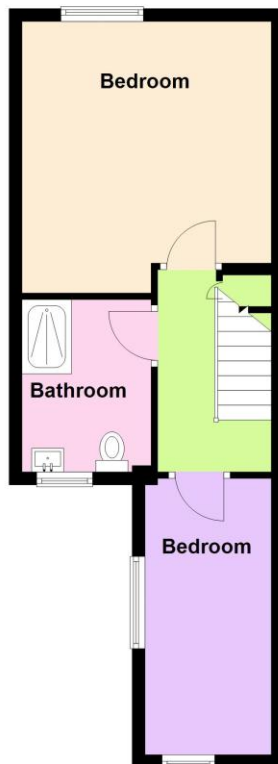
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Ground Floor



First Floor



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Entrance Hall	PVCu front door.
Lounge / Dining Room	23'6" (7.16m) x 12'10" (3.91m) PVCu double glazed window, 2 radiators, stairs to first floor with small understairs cupboard, built in cupboard, coved ceiling, timber fire surround with tiled inset and hearth, glazed French doors to:
Rear Lobby	PVCu double glazed French doors to conservatory, ceramic tiled floor, archway to:
Kitchen	18'2" (5.54m) x 6'8" (2.03m) 1½ bowl stainless steel sink unit, white fronted wall and base units with worksurface over, plumbing for washing machine, space for dryer, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, 3 PVCu double glazed windows, radiator, ceramic tiled floor, tiled splashbacks, wall mounted gas central heating boiler.
Lean-To	14'4" (4.37m) x 5'4" (1.63m) PVCu double glazed door and window, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space, radiator, overstairs cupboard.
Bedroom 1	12'8" (3.86m) x 12'4" (3.76m) Plus Recess PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	14'2" (4.32m) x 6'5" (1.96m) 2 PVCu double glazed windows, radiator, coved ceiling.
Bathroom	8'10" (2.69m) x 6'6" (1.98m) Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled splashbacks, extractor fan, coved ceiling.
OUTSIDE	
Rear Garden	Raised flower beds, artificial grass, patio, timber shed.
Garage	16'6" (5.03m) x 11'0" (3.35m) Cantilever door, PVCu double glazed window, door to garden.
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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.