

Widgeon Close, Hardway,
Gosport, Hampshire, PO12 4JG

£249,995



End Of Terraced Four Bedrooms House
Kitchen / Dining Room

Gas Central Heating & PVCu Double
Glazing

Allotted Parking Space
No Forward Chain

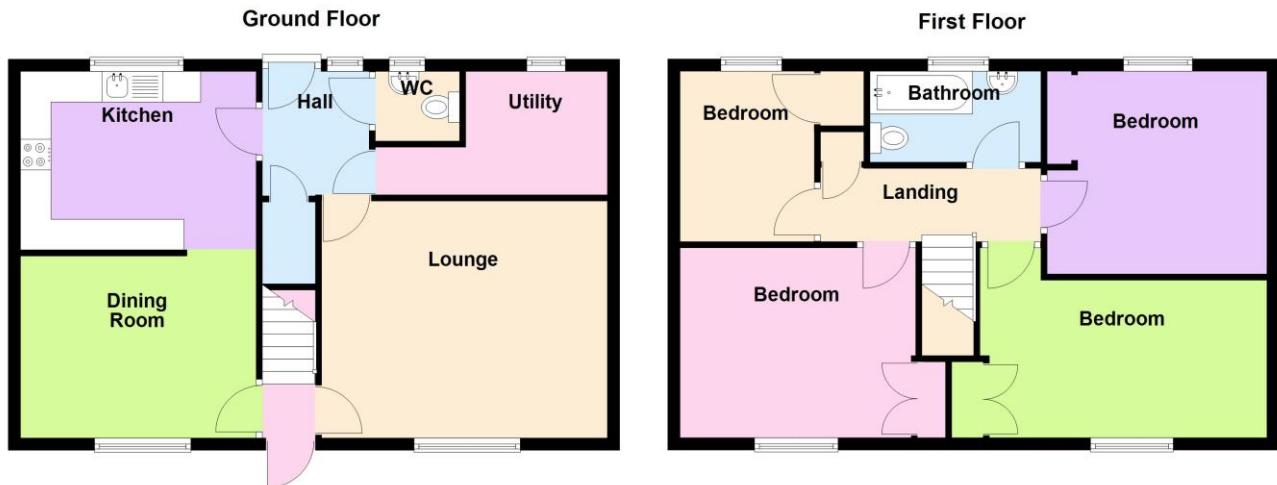
Lounge
Ground Floor Cloakroom & First Floor
Bathroom
Solar Panels Owned

In Our Opinion, An Ideal Family Home
Offers Invited

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

Entrance Hall	PVCu double glazed front door and window, radiator and understairs storage cupboard.
Cloakroom	Low level W.C, pedestal wash hand basin, PVCu double glazed window and tiled splashbacks.
Utility Room	7'9" (2.36m) Plus Recess x 6'5" (1.96m) PVCu double glazed window, wall mounted gas central heating boiler.
Lounge	15'5" (4.7m) x 12'8" (3.86m) With PVCu double glazed window, radiator and laminate flooring.
Kitchen / Dining Room	19'5" (5.92m) x 12'8" (3.86m) With single drainer stainless steel sink unit, wall and base units with work surface over, gas cooker point, plumbing for washing machine, 2 PVCu double glazed windows, space for fridge / freezer, tiled splashbacks, double radiator and coved ceiling.
Rear Lobby	With PVCu double glazed door to garden and stairs to first floor.
ON THE 1ST FLOOR	
Landing	Access to loft space, shelved storage cupboard.
Bedroom 1	12'10" (3.91m) x 10'2" (3.1m) PVCu double glazed window, built in double cupboard and laminate flooring.
Bedroom 2	15'4" (4.67m) x 8'5" (2.57m) Plus Recess PVCu double glazed window, radiator, built in double cupboard and laminate flooring.
Bedroom 3	11'10" (3.61m) x 10'11" (3.33m) PVCu double glazed window, cupboard recess with curtain, radiator.
Bedroom 4	9'1" (2.77m) x 7'2" (2.18m) PVCu double glazed window, radiator, built in cupboard and laminate flooring.
Bathroom	White suite with panelled bath, pedestal wash hand basin and low level W.C, PVCu double glazed window, tiled splashbacks and radiator.
OUTSIDE	
Front Garden	With wall, iron rail and gate, laid to shingle, block paved path.
Rear Garden	With paved patio, flower borders, timber shed, rear pedestrian gate.
PLEASE NOTE	The property has the benefit of solar panels, which the owner advisors are owned by her. We understand that the property comes with allotted parking space from the management company. Service Charge £430.10 per annum.

Agents Note

Services

Tenure

Council Tax

Property Information

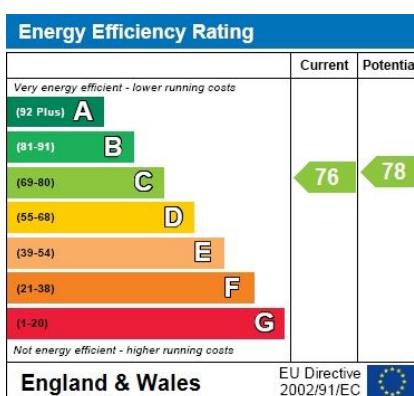
This property is non traditional construction.

We understand that this property is connected to mains gas, electric, water and sewage.

Freehold.

Band C.

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

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.