

Kingston Road, Gosport,
Hampshire, PO12 3LJ

£265,000



Semi Detached Bungalow
Lounge
Shower Room
Well Maintained Rear Garden
Gas Central Heating

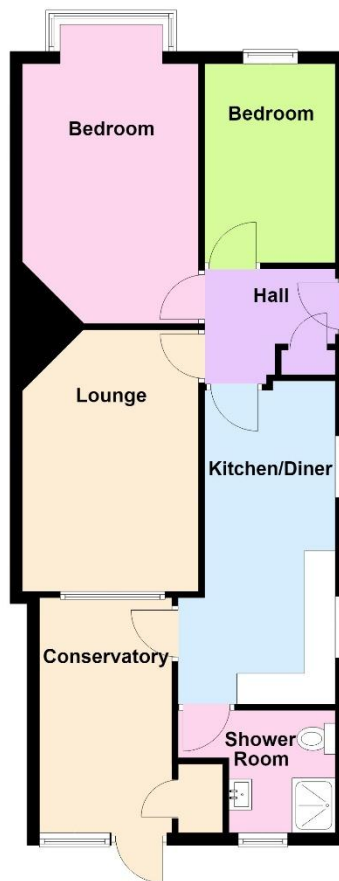
Two Bedrooms
Modern Kitchen / Breakfast Room
Double Glazed Conservatory
PVCu Double Glazing

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

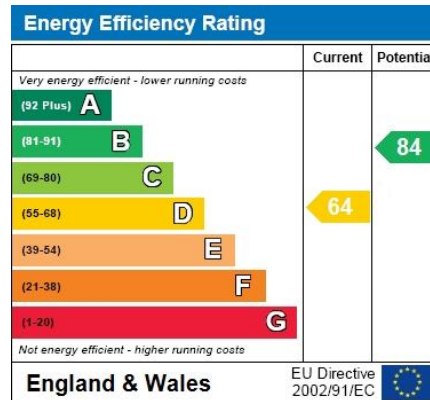
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Ground Floor



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Entrance Hall	Composite front door, meter cupboard, access to loft space, timber flooring, picture rail.
Lounge	13'11" (4.24m) x 9'4" (2.84m) Wood burning stove with marble hearth, radiator, picture rail.
Bedroom 1	16'9" (5.11m) Into Bay x 9'4" (2.84m) PVCu double glazed window with fitted shutters, radiator, picture rail.
Bedroom 2	11'1" (3.38m) x 6'11" (2.11m) PVCu double glazed window with fitted shutters, radiator, picture rail, built in shelving.
Kitchen / Breakfast Room	17'9" (5.41m) x 6'11" (2.11m) widening to 8'4" (2.54m), Modern range of kitchen units with 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, space for fridge/freezer, 2 PVCu double glazed windows, radiator, glazed door to conservatory.
Conservatory	12'7" (3.84m) x 7'0" (2.13m) PVCu double glazed windows and stable door, glass roof.
Cupboard Off	With plumbing for washing machine, wall mounted Potterton gas central heating boiler.
Shower Room	Shower cubicle, low level WC., vanity hand basin with cupboard under, chrome heated towel rail, PVCu double glazed window, ½ tiled walls, extractor fan.
OUTSIDE	
Front Garden	Path, shingle, decorative stone chippings, fence and gate, side pedestrian access to:
Rear Garden	Decking area, paved path, lawn, raised flower beds, pergola with polycarbonate roof, timber shed, rear fence with concrete area behind and rear service road.
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.