

Suffolk Cottages, Mayfield Road,
Gosport, Hampshire, PO12 1QN

£315,000



Semi Detached Cottage
Lounge / Dining Room
Spacious Kitchen
Gas Central Heating
22'2 x 7'5 Garage

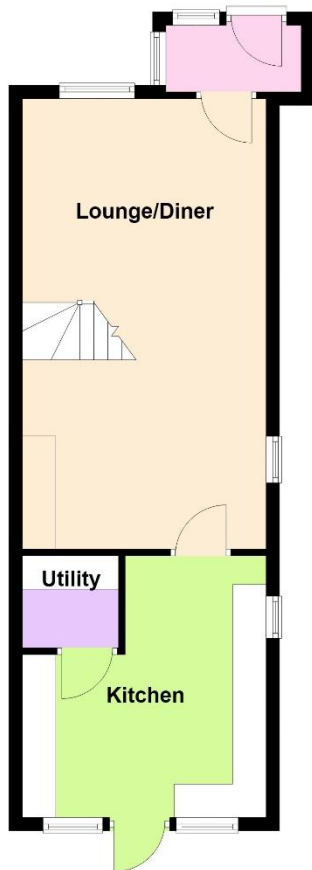
Two Bedrooms
Inglenook Style Fireplace
Good Size Main Bedroom
Double Glazing
Views Over Work House Lake

023 9258 5588

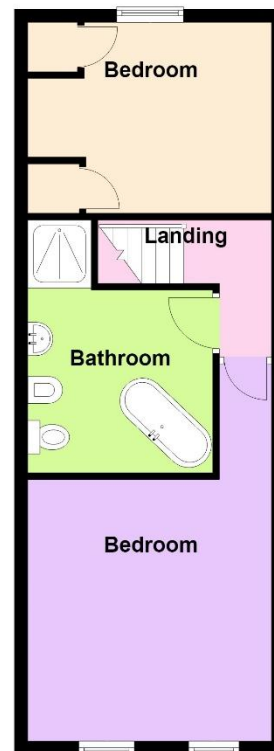
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Ground Floor

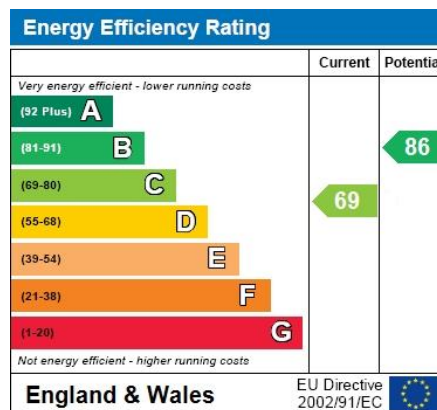


First Floor



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Entrance Hall	PVCu double glazed stable door, PVCu double glazed windows, quarry tiled floor, PVCu double glazed inner door to:
Lounge / Dining Room	22'1" (6.73m) x 12'0" (3.66m) PVCu double glazed window with shutters, 2 radiators, stairs to first floor with spindle balustrade, brick fireplace in Inglenook style on slate hearth, solid fuel burner, beamed ceiling.
Kitchen / Breakfast Room	12'3" (3.73m) x 12'10" (3.91m) Max, Single bowl sink unit, cream fronted wall and base units with worksurface over, recess for range style gas cooker, integrated fridge/freezer, radiator, double glazed windows and door to garden, tiled splashbacks.
Utility Room	4'8" (1.42m) x 4'5" (1.35m) Plumbing for washing machine and space for dryer, wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	Radiator, access to loft space.
Bedroom 1	13'1" (3.99m) x 11'5" (3.48m) 2 PVCu double glazed windows, radiator.
Bedroom 2	9'5" (2.87m) To Wardrobe x 9'4" (2.84m) PVCu double glazed sash window with views of Work House lake, built in wardrobes, radiator, laminate flooring.
Bathroom	9'4" (2.84m) x 9'0" (2.74m) Bath with claw feet and antique style mixer tap and shower attachment, separate shower cubicle, pedestal hand basin, low level W.C., bidet.
OUTSIDE	
Front Garden	With brick wall and iron gate, concreted area with cobble effect, flower borders, side pedestrian access to:
Rear Garden	Decking area, lawn and flower borders, concreted base with caravan used as a summer house to remain, paved patio.
Garage	22'2" (6.76m) x 7'5" (2.26m) With partition, cantilever door, PVCu double glazed patio doors.
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.