

Fareham Road, Gosport,
Hampshire, PO13 0XL

£355,000



Two Bedroom Semi Detached Bungalow
Large Garden
Wet Room
PVCu Double Glazing
Early Viewing Recommended

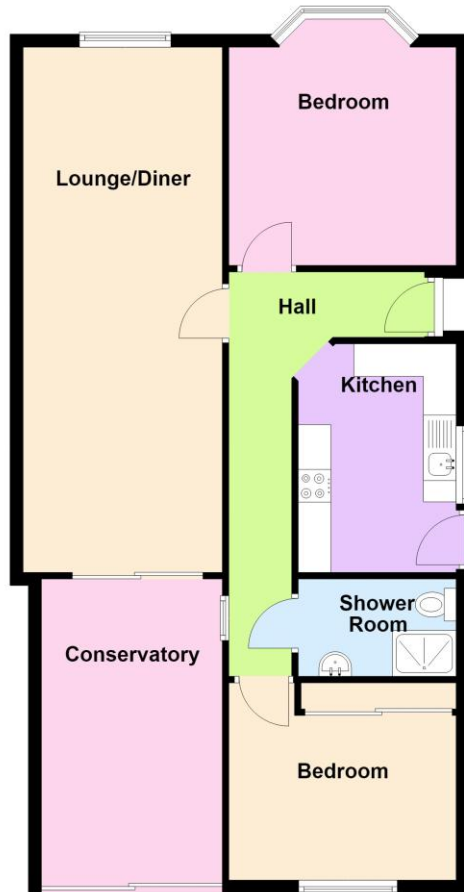
Twin Aspect Lounge / Dining Room
Double Glazed Conservatory
Own Driveway & Garage
Gas Central Heating

023 9258 5588

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Ground Floor



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Entrance Hall	PVCu double glazed front door, laminate flooring, radiator, access to loft space with pull down loft ladder, coved ceiling.
Lounge / Dining Room	26'3" (8m) x 10'0" (3.05m) PVCu double glazed window and patio door to conservatory, marble hearth and electric fire, 2 double radiators, coved ceiling.
Conservatory	14'4" (4.37m) x 9'1" (2.77m) PVCu double glazed French doors and windows, polycarbonate roof, 2 wall lights.
Kitchen	10'7" (3.23m) x 7'11" (2.41m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in double oven and 4 ring electric hob, plumbing for washing machine, space for fridge., radiator, PVCu double glazed window and door to sideway, coved ceiling, wall mounted gas central heating boiler, tiled splashbacks.
Bedroom 1	12'5" (3.78m) Into Bay x 11'5" (3.48m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	11'5" (3.48m) x 9'11" (3.02m) Into Wardrobe Recess PVCu double glazed window, radiator, fitted triple wardrobes with sliding doors, coved ceiling.
Wet Room	8'0" (2.44m) x 4'10" (1.47m) Shower with low level screens and curtain, vanity hand basin, low level W.C., heated towel rail, PVCu double glazed window, tiled splashbacks, coved ceiling, wall mounted fan heater, shaver point.
OUTSIDE	
Front Garden	With lawn, flower and shrub borders, concrete driveway, timber side gate.
Garage	18'1" (5.51m) x 10'0" (3.05m) Cantilever door, PVCu door to rear, power and light.
Large Rear Garden	2 patios, lawn, flower and shrub borders, circular patio, timber shed.
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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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.