DIMON
Estate Agents

Westcroft Road, Gosport, Hampshire, PO12 3LR

£325,000





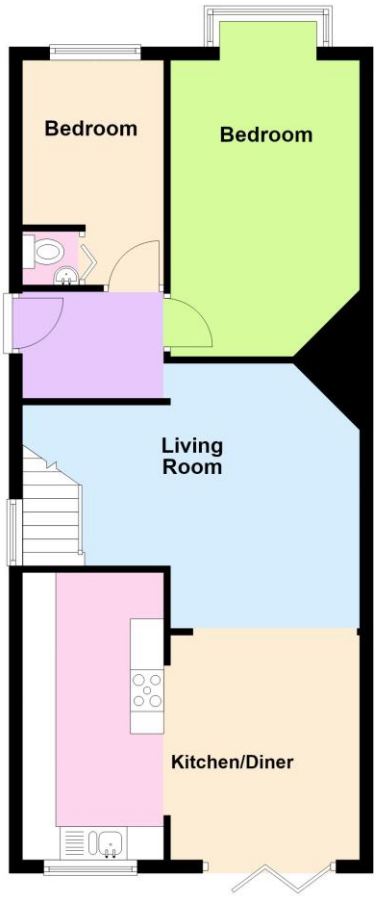



- Semi Detached Property
- Two / Three Bedrooms
- Feature Kitchen / Dining Room
- Good Size Rear Garden With Timber Summer House
- Cul-De-Sac Location
- Extended Accommodation
- Lounge
- Ground Floor Study / Bed 3 & W.C.
- PVCu Double Glazing & Gas Central Heating
- In Our Opinion, A Well Presented Home

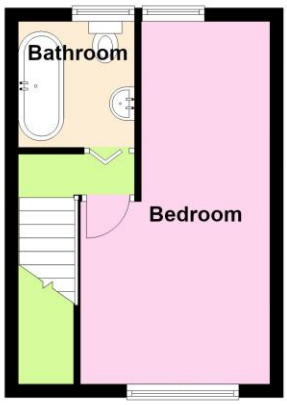
023 9258 5588

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

Ground Floor



First Floor









SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Composite front door, radiator, meter cupboard.
Bedroom 1	16'8" (5.08m) Into Bay x 9'3" (2.82m) PVCu double glazed window with fitted shutters, radiator, laminate flooring.
Bedroom 3 / Study	7'4" (2.24m) x 7'6" (2.29m) widening to 11`1 (3.38m) into recess, PVCu double glazed window, radiator, laminate flooring, fitted shutters, folding door to:
W.C	Low level W.C., vanity hand basin with tiled splashbacks and extractor fan.
Lounge	16`9 (5.11m) Into Understairs Recess x 13`9 (4.19m) narrowing to 8`0 (2.44m), Fire surround for electric fire, 2 tall standing radiators, stairs to first floor.
Kitchen / Dining Room	16'4" (4.98m) x 15'5" (4.7m) Max, 1½ bowl enamel sink unit, cream fronted wall and base units with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, PVCu double glazed window and bi-fold doors to garden, breakfast bar, space for fridge/freezer, integrated dishwasher and tumble dryer, PVCu double glazed roof lantern, laminate flooring.
ON THE 1ST FLOOR	
Landing	
Bedroom 2	17'10" (5.44m) x 9'7" (2.92m) narrowing to 6`4 (1.93m), PVCu double glazed window, 2 radiators, built in cupboard with wall mounted gas central heating boiler.
Bathroom	Panelled bath with claw feet, antique style mixer tap and shower attachment, antique style towel rail and radiator, shower over bath, laminate flooring, hand basin, low level WC. PVCu double glazed window, tiled splashbacks.
OUTSIDE	
Front Garden	With decorative stone chippings to front and sideway, side pedestrian access to;
Rear Garden	Of good size with paved patio, lawn and shrub borders with decorative stones, further paved patio to rear, with summer house and store shed. Swimming pool which can remain if required.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.

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

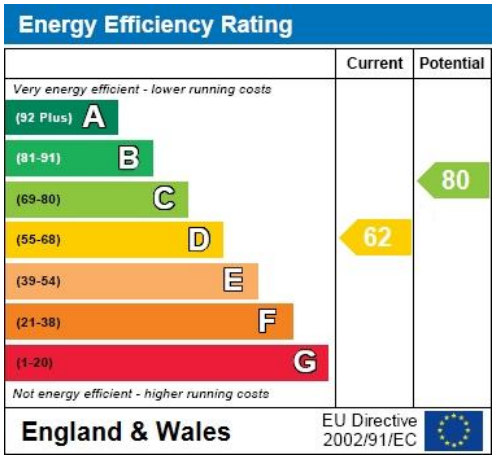










Full Energy Performance Certificate
available upon request

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.