DIMON
Estate Agents

Layton Road, Bridgemary,
Gosport, Hampshire, PO13 0JQ

Guide
£270,000-£280,000








Ideal Family Home
Two Reception Rooms
PVCu Double Glazing
Good Size Rear Garden

Four Bedrooms
First Floor Bathroom
Gas Central Heating

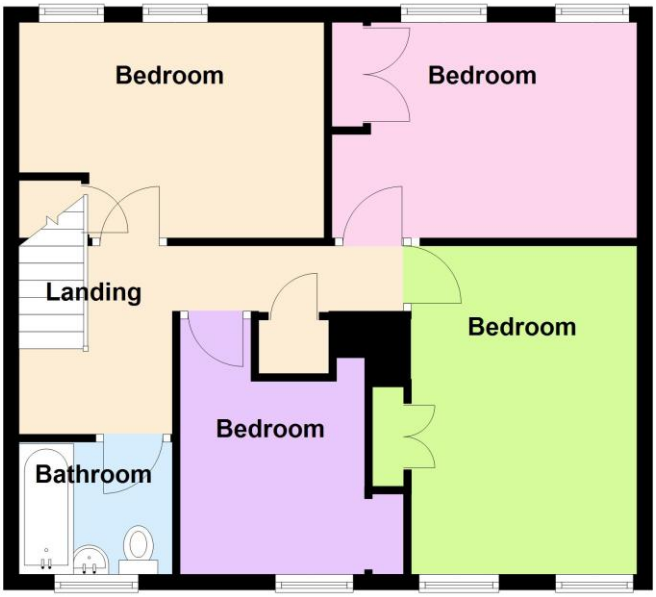
023 9258 5588

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

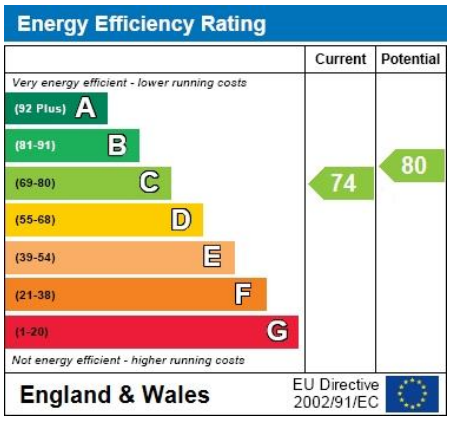
Entrance Porch	PVCu double glazed window and front door, ceramic tiled floor, PVCu double glazed inner door to:
Entrance Hall	Radiator, understairs recess, laminate flooring, stairs to first floor.
Lounge	14'10" (4.52m) x 12'3" (3.73m) PVCu double glazed bow window, double radiator, fire surround with marble style inset and hearth, picture rail.
Dining Room	11'5" (3.48m) x 10'10" (3.3m) PVCu double glazed window, radiator, laminate flooring.
Kitchen	10'7" (3.23m) x 9'6" (2.9m) 1 1/2 bowl stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, space for dryer, wall mounted gas combination boiler concealed within cupboard, recess for fridge/freezer, larder cupboard, PVCu double glazed window, door to garden, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space, storage cupboard.
Bedroom 1	14'0" (4.27m) x 9'6" (2.9m) 2 PVCu double glazed windows, built in double cupboard, radiator.
Bedroom 2	12'10" (3.91m) x 9'2" (2.79m) 2 PVCu double glazed windows, radiator, built in double cupboard.
Bedroom 3	12'10" (3.91m) x 9'2" (2.79m) 2 PVCu double glazed windows, radiator, built in cupboard.
Bedroom 4	10'9" (3.28m) Max x 7'9" (2.36m) PVCu double glazed window, radiator, cupboard recess.
Bathroom	Panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, extractor fan, Mira shower over bath, radiator.
OUTSIDE	
Front Garden	Concrete area enclosed by timber fencing and gate, shared side pedestrian access to:
Rear Garden	2 Store cupboards, outside W.C., paved patio area, concrete path, lawn.
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 Note		

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.