DIMON Estate Agents

Grove Road, Hardway,
Gosport, Hampshire, PO12 4JL

£400,000








- Three / Four Bedrooms
- Spacious Lounge / Dining Room
- Kitchen / Breakfast Room
- Bedroom 4 / Study
- Utility Room
- Ground Floor Cloakroom & First Floor Bathroom
- En-Suite Shower Room To Bedroom 1
- Block Paved Driveway With Parking For Several Cars
- Mature Rear Garden
- Gas Central Heating & PVCu Double Glazing

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SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door and windows, laminate flooring, PVCu double glazed inner door to:
Entrance Hall	Radiator, coved ceiling, stairs to first floor.
Cloakroom	W.C., hand basin, tiled splashbacks, ceramic tiled floor, extractor fan.
Bedroom 4 / Study	10'9" (3.28m) x 6'5" (1.96m) PVCu double glazed window, radiator, built in mirrored cupboard with wall mounted Vaillant gas central heating boiler, storage below.
Utility Room	6'5" (1.96m) x 5'2" (1.57m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, tiled splashbacks, ceramic tiled floor, PVCu double glazed door to sideway, extractor fan.
Lounge / Dining Room	22'2" (6.76m) x 12'11" (3.94m) Max, 2 sets of PVCu double glazed French doors giving access to garden, 2 radiators, coved ceiling.
Kitchen / Breakfast Room	17'0" (5.18m) x 8'4" (2.54m) 1 ½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in fridge/freezer, built in double oven and 4 ring electric hob with cooker extractor canopy over, integrated dishwasher, PVCu double glazed window, tiled splashbacks, timber flooring.
ON THE 1ST FLOOR	
Landing	Access to loft space, large airing cupboard with shelving and heater.
Bedroom 1	12'8" (3.86m) x 10'11" (3.33m) PVCu double glazed window, radiator, fitted bedroom furniture with wardrobes and dressing table unit.
En-Suite Shower Room	Shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, radiator, extractor fan.
Bedroom 2	10'4" (3.15m) x 9'2" (2.79m) Plus Wardrobe Recess, Fitted wardrobes and bridging unit over bed recess, PVCu double glazed window, radiator, further built in wardrobe.
Bedroom 3	9'3" (2.82m) x 8'7" (2.62m) PVCu double glazed window, radiator.
Bathroom	Corner bath with mixer tap and separate shower over, pedestal hand basin, low level W.C., 1/2 tiled walls, radiator, PVCu double glazed window, ceramic tiled floor.
OUTSIDE	

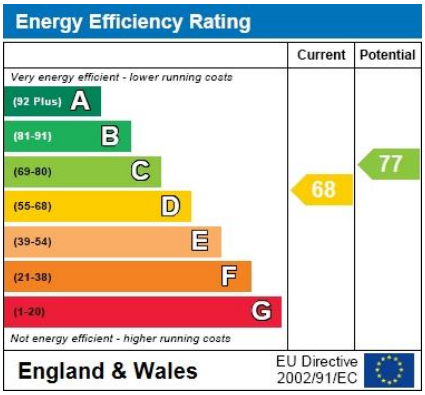
Front Garden	Block paved driveway with space for several cars, brick wall to front, flower border with decorative stones, side pedestrian access to:
Rear Garden	With paved patio and path, lawn and borders, 2 timber sheds.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	The property is currently paying business rates rather than council tax. We have been advised by the Council Tax Office that the property will be a D band when reverted back to residential.
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.