

Malvern Road, Gosport,
Hampshire, PO12 3LH

£315,000



Semi Detached Chalet Bungalow
Extended Accommodation
Spacious Bathroom
PVCu Double Glazing & Gas Central Heating

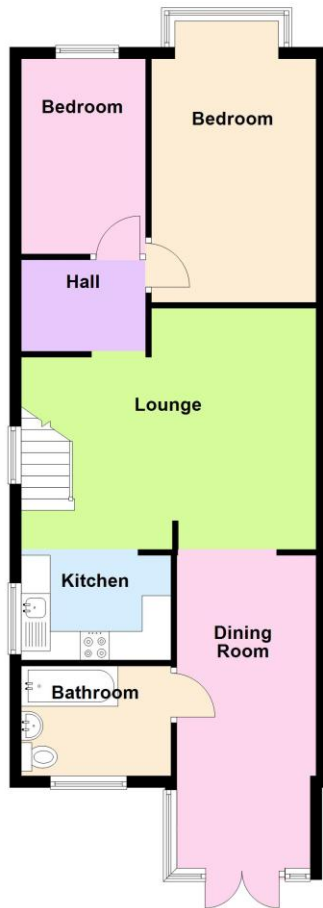
Four Bedrooms
Open Plan Living Area
First Floor Cloakroom
Cul-De-Sac Location

023 9258 5588

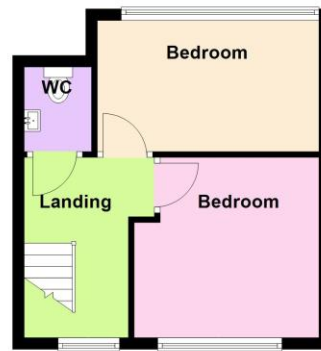
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Ground Floor



First Floor



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Entrance Hall	Composite front door, meter cupboard, laminate flooring.
Bedroom 1	16'8" (5.08m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 2	11'2" (3.4m) x 7'1" (2.16m) PVCu double glazed window, radiator, laminate flooring.
Lounge	13'10" (4.22m) x 16'8" (5.08m) Max, Radiator, laminate flooring, stairs to first floor with spindled balustrade, PVCu double glazed window.
Kitchen Area Off	8'0" (2.44m) x 8'5" (2.57m) Single drainer sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, recess for fridge/freezer, tiled splashbacks, laminate flooring.
Dining Area	16'7" (5.05m) x 7'8" (2.34m) PVCu double glazed French doors and window giving access to garden, radiator, laminate flooring, triple glazed roof lantern.
Bathroom	8'4" (2.54m) x 6'4" (1.93m) White suite of panelled bath, vanity hand basin, W.C., shower over bath, plumbing for washing machine, ceramic tiled floor, tiled walls, PVCu double glazed window, chrome heated towel rail, wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator.
Bedroom 3	12'10" (3.91m) x 7'4" (2.24m) PVCu double glazed window, radiator.
Bedroom 4	10'6" (3.2m) x 10'3" (3.12m) PVCu double glazed window, radiator.
W.C.	With low level W.C., hand basin, tiled walls, ceramic tiled floor.
OUTSIDE	
Front Garden	Paved, tree, side pedestrian access with timber gate leading to:
Rear Garden	Paved patio and path, concrete area, lawn, further concreted patio with artificial grass covering, flower borders.
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		84
(69-80) C	69	
(55-68) D		
(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.