

Cottage Grove,  
Gosport, Hampshire, PO12 3NY

£195,000



Middle Terraced House  
Lounge / Dining Room  
PVCu Double Glazing  
No Forward Chain

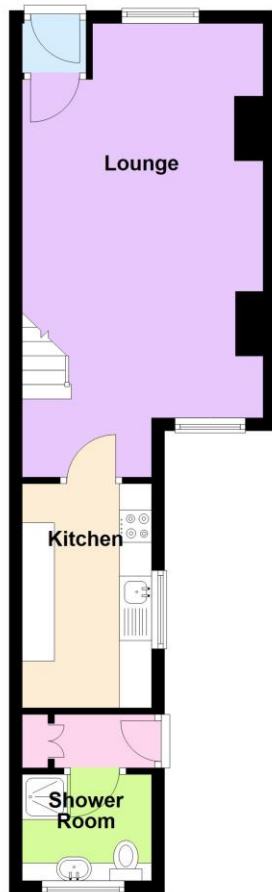
Two Bedrooms  
Gas Central Heating  
Local Parks Nearby

**023 9258 5588**

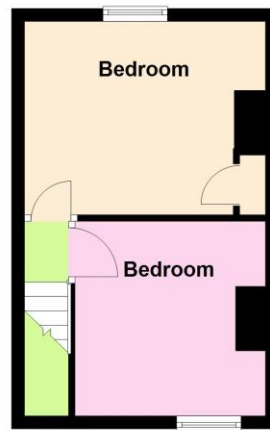
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**Ground Floor**

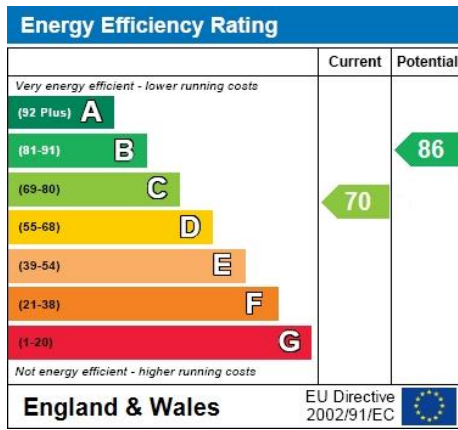


**First Floor**



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed front door, laminate flooring, inner door to;
Lounge / Dining Room	20'1" (6.12m) x 12'3" (3.73m) 2 PVCu double glazed windows, 2 radiators, understairs cupboard, stairs to first floor.
Kitchen	11'3" (3.43m) x 6'7" (2.01m) Single drainer sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine, additional appliance space, wall mounted gas central heating boiler, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.
Rear Lobby	With ceramic tiled floor, PVCu double glazed door to outside, shelved cupboard with radiator.
Shower Room	Shower cubicle, vanity hand basin, low level W.C., tiled splashbacks, ceramic tiled floor, fitted cupboards, PVCu double glazed window, separate shower cubicle, heated towel rail.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	12'3" (3.73m) x 9'9" (2.97m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	9'9" (2.97m) x 9'8" (2.95m) PVCu double glazed window, radiator.
<b>OUTSIDE</b>	
Rear Garden	With decking area with balustrade, laid to shingle, timber shed, rear pedestrian gate.
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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.