

Lodge Gardens, Gosport,
Hampshire, PO12 3PY

£310,000



Cul-De-Sac Location

Lounge

8'9 x 7'9 First Floor Bathroom & Ground
Floor W.C.

Partial Double Glazing & Gas Central
Heating

Conveniently Located Near To Bus Stops

Spacious Three Bedroom Home

Separate Dining Room

Updating & Improvement Required

Bury Road Conservation Area

No Forward Chain

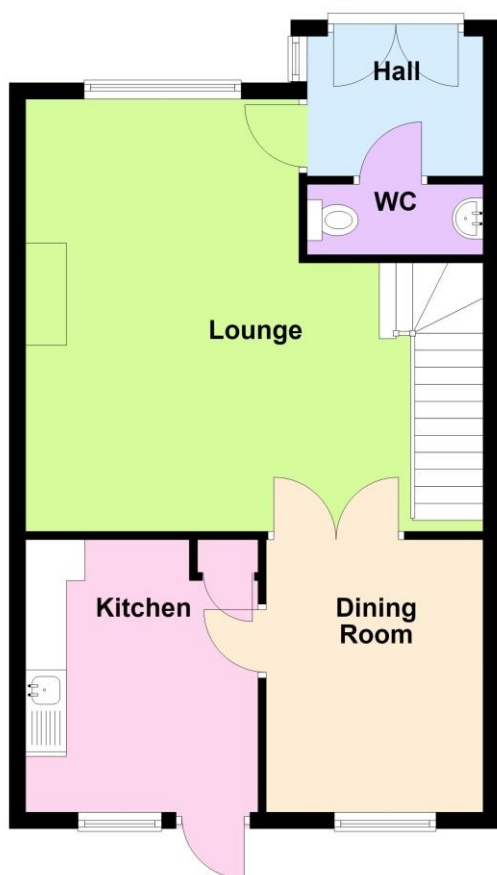
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

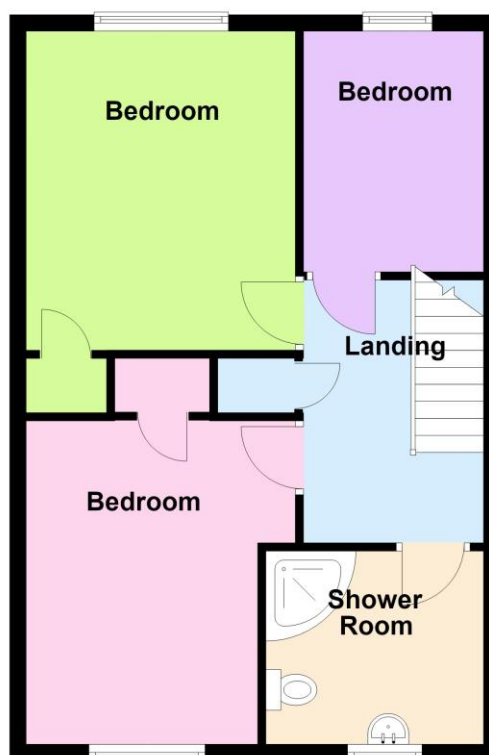
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Ground Floor



First Floor

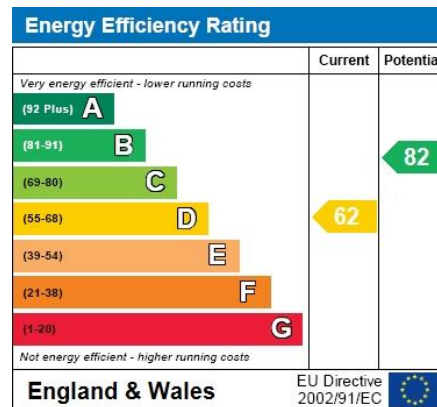


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Entrance Hall	Timber door, double radiator, shelf unit with meter cupboard below, coved ceiling.
Cloakroom	W.C., pedestal hand basin, tiled splashbacks.
Lounge	17'5" (5.31m) x 15'5" (4.7m) Max PVCu double glazed bow window, double radiator, coved ceiling, stairs to first floor, understairs cupboard, glazed Georgian style French doors to:
Dining Room	10'11" (3.33m) x 8'7" (2.62m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	11'5" (3.48m) x 9'4" (2.84m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, larder cupboard, tiled splashbacks, floor mounted gas central heating boiler, glazed door to garden, coved ceiling, space for fridge/freezer.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard.
Bedroom 1	13'3" (4.04m) x 10'10" (3.3m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	12'11" (3.94m) x 10'9" (3.28m) Plus Recess PVCu double glazed window, radiator, coved ceiling, built in cupboard.
Bedroom 3	9'7" (2.92m) x 7'4" (2.24m) Radiator, coved ceiling.
Shower Room (Previously Bathroom)	8'9" (2.67m) x 7'9" (2.36m) Shower cubicle, low level W.C., pedestal hand basin, PVCu double glazed window, radiator, tiled splashbacks, coved ceiling.
OUTSIDE	
Front Garden	With lawn and borders.
Rear Garden	Crazy paved patio, flower borders, timber shed.
Garage	Located in block nearby.
Agents Note	There is a payment of £400 per annum for the upkeep of the communal landscaping and sunken garden.
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.