

Hambrook Road, Gosport,
Hampshire, PO12 3JH

£190,000



Middle Terraced House
Lounge/Dining Room
Gas Central Heating
Ideal First Time Purchase

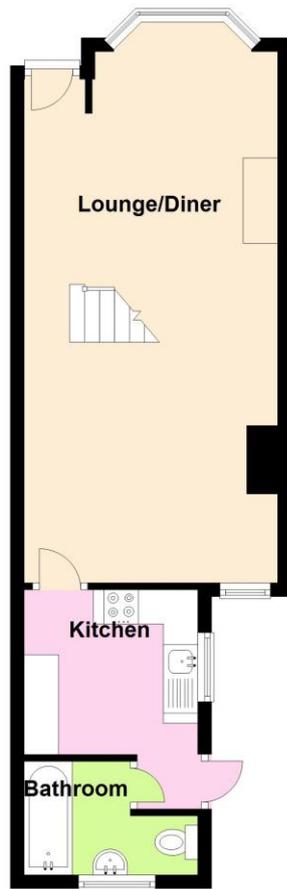
Two Bedrooms
PVCu Double Glazing
Rear Garden With Potential For Rear
Vehicle Access
No Forward Chain

023 9258 5588

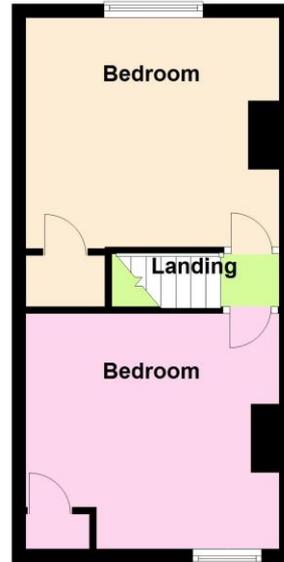
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Ground Floor



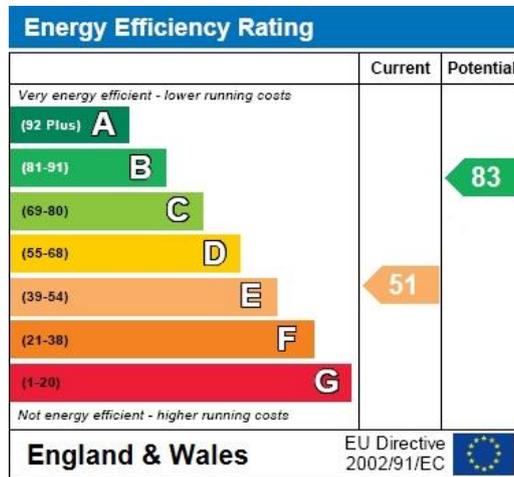
First Floor



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

Lounge/Dining Room	27'8" (8.43m) Into Bay x 12'2" (3.71m) PVCu double glazed windows, fireplace with marble insert and hearth, coved ceiling, 2 radiators, stairs to first floor, small understairs cupboard with gas meter.
Kitchen	8'3" (2.51m) x 7'9" (2.36m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, electric cooker point, plumbing for washing machine, space for fridge freezer, tiled splashbacks, ceramic tiled floor, PVCu double glazed window, door to sideway, coved ceiling.
Bathroom	8'4" (2.54m) x 5'7" (1.7m) Max L Shaped, White suite with panelled bath, vanity hand basin and low level W.C, PVCu double glazed windows, tiled walls, electric heated towel rail, Triton shower over bath.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'1" (3.68m) x 11'1" (3.38m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	12'1" (3.68m) x 11'1" (3.38m) PVCu double glazed window, radiator, coved ceiling, airing cupboard with wall mounted gas central heating boiler.
OUTSIDE	
Rear Garden	With lawn, timber shed, pedestrian access to rear service road.
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





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.