

Chichester Close, Peel Common,
Gosport, Hampshire, PO13 0QH

£315,000



Semi Detached House

Ideal Family Home

Full Width Conservatory

First Floor Bathroom

Garage Located Directly Behind Property
With Parking Space In Front

Three Bedrooms

Spacious L Shaped Lounge/Dining Room

Modern Kitchen

PVCu Double Glazing & Gas Central
Heating

New Roof 2024, Cladding & Insulation
2025 & New Flat Roof 2025

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
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 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door and double glazed door to rear, vinyl flooring, coved ceiling.
Kitchen	10'6" (3.2m) x 10'6" (3.2m) Modern kitchen units with enamel sink, grey wall and base units with worksurface over, built in oven and 4 ring induction hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, composite panel splashbacks, PVCu double glazed window, integrated fridge/freezer, storage cupboard, vinyl flooring.
L Shaped Lounge / Dining Room	18'3" (5.56m) Plus Recess x 20'5" (6.22m) 3 radiators, coved ceiling, laminate flooring, aluminium sliding patio doors to:
Conservatory	20'5" (6.22m) x 8'8" (2.64m) PVCu double glazed patio door and window, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space with pull down loft ladder, radiator, cupboard with gas central heating boiler.
Bedroom 1	12'9" (3.89m) x 9'11" (3.02m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'3" (3.12m) x 9'8" (2.95m) Plus Wardrobe Recess, PVCu window and door to balcony, coved ceiling, radiator.
Bedroom 2	6'8" (2.03m) x 7'6" (2.29m) Plus Wardrobe Recess, PVCu double glazed window, radiator, coved ceiling.
Bathroom	Panelled bath with rainfall shower and hand shower, mixer tap, low level W.C., vanity hand basin, heated towel rail, PVCu double glazed window, tiled walls, over stairs shelved cupboard.
OUTSIDE	
Rear Garden	Lawn, paved path, rear pedestrian gate.
Garage	Located directly behind the property with cantilever door and personal door to garden, parking space in front.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 999 year lease from 1st May 1963. Current ground rent £5 per annum, current maintenance charge for the upkeep of the communal landscaped area £679.34 per year.

These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal

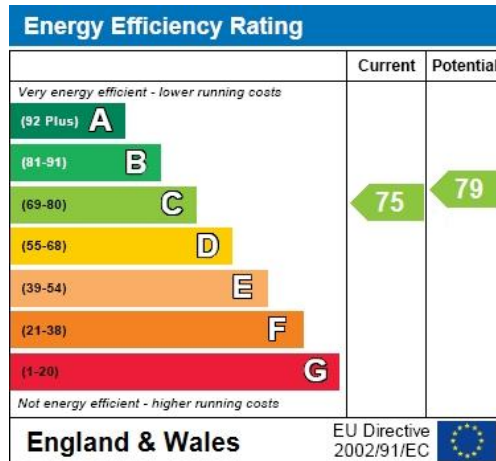
Council Tax

Property Information

advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

Band C.

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.