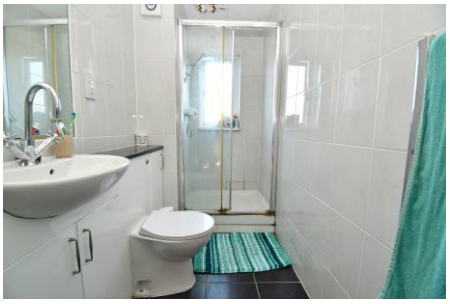
DIMON
Estate Agents

Lavinia Road, Gosport, Hampshire, PO12 3PA

£189,995





- Middle Terraced House
- Lounge / Dining Room
- Gas Central Heating
- Staircase To Attic Area
- Two Bedrooms
- 17`0 Long Kitchen
- First Floor Shower Room
- Updating & Improvement Required

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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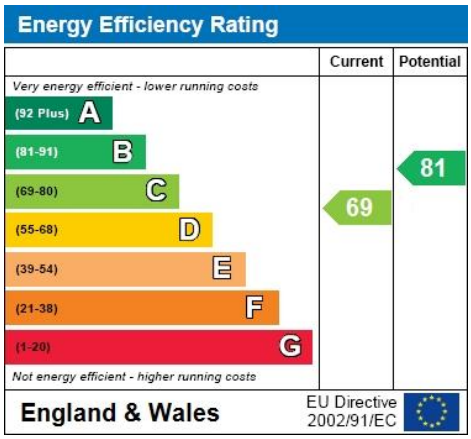


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed window and door, hardwood part glazed inner door to:
Lounge / Dining Room	23'7" (7.19m) x 13'1" (3.99m) 2 Radiators, hardwood double glazed window, timber flooring, stairs to first floor with spindled balustrade and coved ceiling.
Kitchen	17'4" (5.28m) x 7'2" (2.18m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, electric cooker point, tiled splashbacks, space for fridge/freezer, radiator, hardwood windows and door to garden.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	10'6" (3.2m) x 8'3" (2.51m) Hardwood double glazed window, radiator.
Bedroom 2	9'10" (3m) x 9'7" (2.92m) Hardwood double glazed window, radiator, staircase to attic area.
Upper Landing	Cupboard with wall mounted gas central heating boiler.
Attic Area	12'11" (3.94m) x 7'1" (2.16m) To Cupboards, 2 skylight windows, built in cupboards, radiator.
Shower Room	10'5" (3.18m) x 4'4" (1.32m) Shower cubicle, W.C. with concealed cistern, vanity hand basin, tiled walls, PVCu double glazed window, ceramic tiled floor, heated towel rail.
OUTSIDE	
Front Garden	Block paving.
Rear Garden	Concrete area, conifer trees, further garden borders.
Agents Note	The property is being sold as a 2 bedroom house as the owner is unaware if there is building regulations approval for the loft area.
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 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.