DIMON
Estate Agents

Teal Walk, Peel Common, Gosport, Hampshire, PO13 0RX

£285,000








- Semi Detached House
- Three Bedrooms
- Lounge / Dining Room
- First Floor Shower Room
- Garage Located To Rear Of Garden
- PVCu Double Glazing & Gas Central Heating
- Freehold Has Been Purchased
- No Forward Chain

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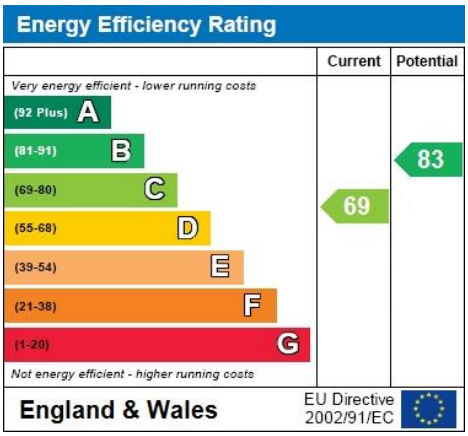
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed windows, glazed door to:
Entrance Hall	Stairs to first floor, radiator, understairs storage cupboard.
Lounge / Dining Room	21'2" (6.45m) x 12'5" (3.78m) narrowing to 11`11 (3.63m), PVCu double glazed window, radiator, stone fireplace, coved ceiling, PVCu double glazed patio door to:
Conservatory	18'10" (5.74m) x 7'0" (2.13m) Timber construction with French doors to garden.
Kitchen	10'10" (3.3m) x 9'1" (2.77m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, wall mounted gas central heating boiler, tiled splashbacks, built in oven, 4 ring gas hob.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'11" (3.63m) x 11'10" (3.61m) PVCu double glazed window and door to balcony, fitted wardrobes and bridging unit over bed recess, radiator.
Bedroom 2	9'0" (2.74m) x 10'10" (3.3m) To Cupboards, PVCu double glazed window, fitted cupboards, radiator.
Bedroom 3	9'3" (2.82m) x 8'0" (2.44m) PVCu double glazed window, radiator, built in cupboard.
Shower Room	9'2" (2.79m) x 5'6" (1.68m) Shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, airing cupboard, radiator, tiled splashbacks with aqua panel to shower area.
OUTSIDE	
Rear Garden	Paved path, crazy paved area with borders, rear pedestrian gate, shed to remain,
Garage	Located to the rear.
Agents Note	Current maintenance charge for the upkeep of the communal landscaped area £610.00 per annum (TBC)
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.

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.