

Avenue Road, Gosport,
Hampshire, PO12 1JY

£290,000



Semi Detached House
Well Proportioned Accommodation
Two Reception Rooms
Ground Floor & First Floor Bathrooms
Good Size Workshop

Ideal Family Home
Three Bedrooms
Kitchen
PVCu Double Glazing & Gas Central Heating
Conveniently Located To Stoke Road & Its Facilities

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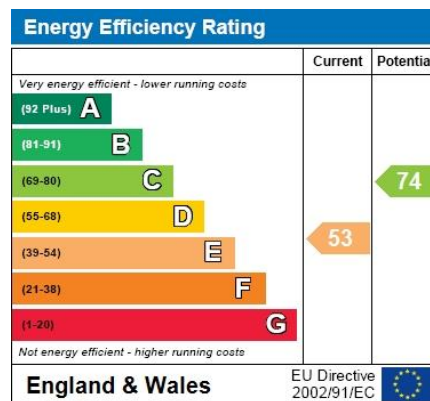
Entrance Hall	Composite front door with etched glass panel, radiator, stairs to first floor with spindle balustrade, coved ceiling, ornamental arch.
Lounge	14'10" (4.52m) x 12'11" (3.94m) PVCu double glazed window, cast iron fireplace with slate hearth, coved ceiling, 2 wall uplighters, radiator.
Dining Room	14'0" (4.27m) x 13'9" (4.19m) Cast iron fireplace, tiled hearth, PVCu double glazed French doors, radiator, coved ceiling, 2 wall uplighters.
Kitchen	14'11" (4.55m) x 7'10" (2.39m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, recess for range style cooker with cooker extractor over, plumbing for washing machine, space for fridge/freezer, additional appliance space, PVCu double glazed window and door to sideways, tiled splashbacks, coved ceiling.
Bathroom	4 piece white suite of shower cubicle, panelled bath, low level W.C., pedestal hand basin, 2 PVCu double glazed windows, coved ceiling, tiled splashbacks, cupboard with wall mounted Baxi gas central heating boiler.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, access to loft space, coved ceiling.
Bedroom 1	14'10" (4.52m) x 11'9" (3.58m) To Chimney Breast PVCu double glazed window, radiator, 2 built in wardrobes, coved ceiling.
Bedroom 2	14'2" (4.32m) x 13'10" (4.22m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	20'8" (6.3m) x 7'11" (2.41m) widening to 8'6" (2.59m), PVCu double glazed windows, 2 radiators, coved ceiling.
Bathroom	Panelled bath, pedestal hand basin, W.C., tiled splashbacks, Mira shower over bath, coved ceiling.
OUTSIDE	
Front Garden	Wall and iron gate, tiled path.
Rear Garden	Block paved patio, timber gate.
Workshop	17'1" (5.21m) x 12'3" (3.73m) Roller door, personal door to garden.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

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:

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.