

Clipper Close, Gosport,  
Hampshire, PO12 3DW

£330,000



Semi Detached Chalet Bungalow

Lounge

Mature Gardens Front & Side

Private Cul-De-Sac Location

Gas Central Heating

Three Bedrooms

Kitchen / Dining Room

Ground Floor Shower Room & First Floor  
Bathroom

Parking Spaces For 2 Cars

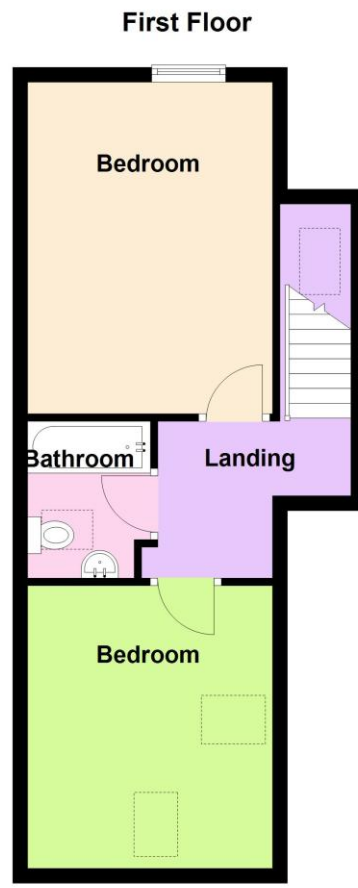
No Forward Chain

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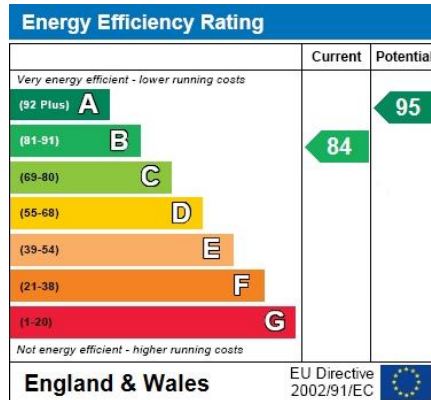
Entrance Hall	Composite front door with glazed panel, radiator, stairs to first floor.
Lounge	14'5" (4.39m) x 13'11" (4.24m) 2 PVCu double glazed windows, stone fireplace and hearth with electric fire, radiator, laminate flooring.
Inner Lobby	With laminate flooring.
Kitchen / Dining Room	20'0" (6.1m) x 8'10" (2.69m) 1 ½ bowl composite sink unit, built in oven and microwave (replacing existing), plumbing for washing machine, space for American style fridge/freezer, integrated dishwasher, 4 ring induction hob with cooker extractor canopy over, 2 radiators, ceramic tiled floor, PVCu double glazed window and door to garden, cupboard with Vaillant gas combination boiler.
Bedroom 1	13'5" (4.09m) Plus Recess x 8'0" (2.44m) PVCu double glazed French doors to garden, radiator, laminate flooring.
Shower Room	Shower cubicle, hand basin, W.C., extractor fan, tiled splashbacks, ceramic tiled floor, chrome heated towel rail.
ON THE 1ST FLOOR	
Landing	
Bedroom 2	14'7" (4.45m) x 10'10" (3.3m) PVCu double glazed window, radiator, access to eaves.
Bedroom 3	12'8" (3.86m) x 10'11" (3.33m) 2 Velux windows with blackout blinds, radiator, access to eaves.
Bathroom	White suite of panelled bath with shower over, hand basin, low level W.C., Velux window, chrome heated towel rail, tiled walls and floor.
OUTSIDE	
Front	2 allocated parking spaces, side pedestrian access to:
Side Garden	With 2 timber sheds, paved path, lawn and mature flower and shrub borders.
Rear Garden	Mature rear garden with patio, lawn, flower and shrub borders, raised rockery, gazebo to rear.
Agents Note	The cul-de-sac is a private road and we understand that there is a charge for the upkeep of this of £350 per year, presently the residents manage this themselves.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band D.

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.