DIMON
Estate Agents

Cormorant Walk, Peel Common, Gosport, Hampshire, PO13 0RP

£275,000





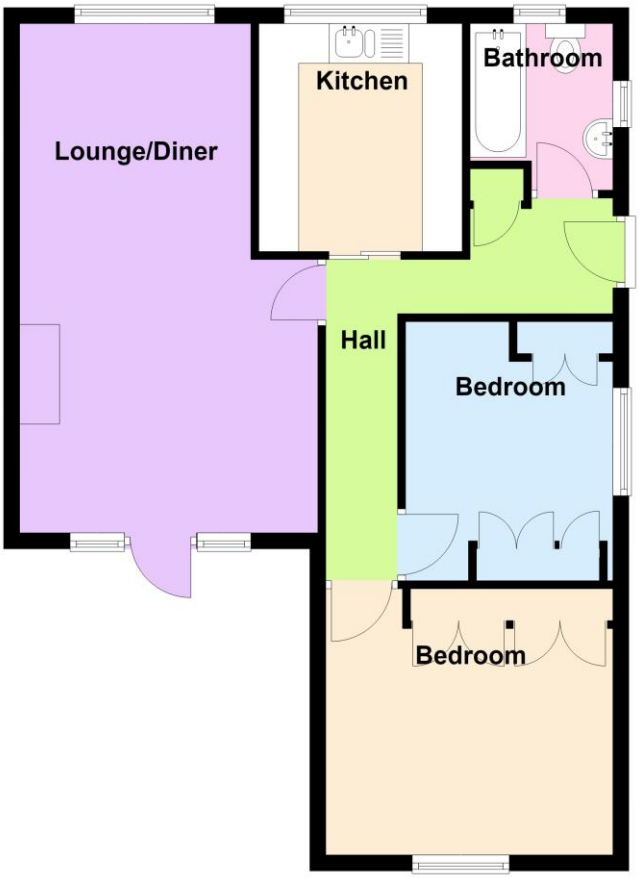



- Detached Bungalow
- Twin Aspect Lounge / Dining Room
- PVCu Double Glazing
- Garage With Hardstanding In Front
- No Forward Chain
- Two Bedrooms
- Separate Kitchen
- Gas Central Heating
- Some Updating & Improvement Required

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Ground Floor

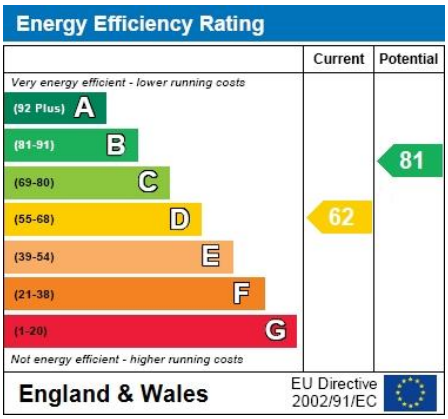






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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, airing cupboard with wall mounted gas central heating boiler, radiator, access to loft space.
Lounge / Dining Room	20'9" (6.32m) x 12'2" (3.71m) narrowing to 9`6 (2.9m), Twin aspect room with PVCu double glazed window to front, PVCu double glazed window and door to rear giving access to garden, stone fireplace, coved ceiling, 2 radiators.
Kitchen	9'4" (2.84m) x 8'4" (2.54m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in oven and 4 ring hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window.
Bedroom 1	10'11" (3.33m) Into Recess x 11'11" (3.63m) PVCu double glazed window, radiator, fitted wardrobes and bridging unit, coved ceiling.
Bedroom 2	10'7" (3.23m) x 8'6" (2.59m) PVCu double glazed window, radiator, fitted wardrobes.
Bathroom	Panelled bath with Mira shower over, pedestal hand basin, low level W.C., tiled walls, PVCu double glazed window on twin aspect, radiator.
OUTSIDE	
Rear Garden	With lawn and patio, shrubs and borders, pedestrian gate to rear giving access to:
Garage	In block nearby, with hardstanding 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 £610 per annum. 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 advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
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.