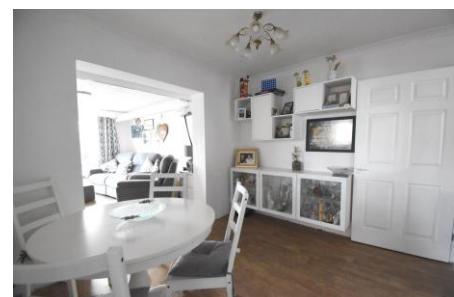


**Gorselands Way, Gosport,  
Hampshire, PO13 0EA**

**£300,000**



Semi Detached House  
Three Bedrooms  
Dining Room & Family Room  
Extended Kitchen  
Extending Kitchen  
Car Hardstanding To Rear

Extended Accommodation  
Lounge  
Ground Floor Wet Room  
PVCu Double Glazing & Gas Central Heating  
Property Adaption To Ground Floor For Wheelchair Access

**023 9258 5588**

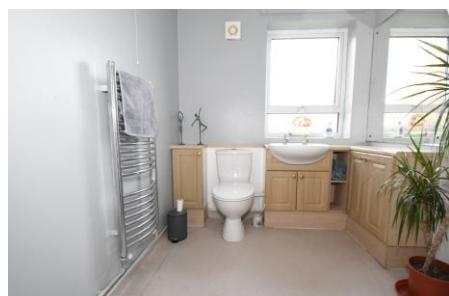
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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### Ground Floor



### First Floor



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

Entrance Hall	PVCu double glazed window and door, radiator, understairs cupboard, stairs to first floor.
Lounge	15'2" (4.62m) Into Bay x 13'1" (3.99m) PVCu double glazed window, radiator, built in cupboard, picture rail, door to:
Dining Room	10'2" (3.1m) x 9'4" (2.84m) Radiator, coved ceiling, archway to:
Family Room	12'11" (3.94m) x 10'11" (3.33m) Patio door to garden, radiator, hoist system to 3 walls, sliding door to:
Wet Room	7'0" (2.13m) x 6'5" (1.96m) Shower, vanity hand basin, low level W.C., base cupboards, PVCu double glazed window, tiled splashbacks to shower area, chrome heated towel rail, Dimplex fan heater, extractor fan.
Extended Kitchen	16'4" (4.98m) x 8'11" (2.72m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, 2 PVCu double glazed windows, door to sideway which has a concrete ramp and low threshold, cupboard recess with shelf, space for additional appliance, radiator, tiled splashbacks.

#### ON THE 1ST FLOOR

Landing	PVCu double glazed window, airing cupboard with boiler.
Bedroom 1	11'1" (3.38m) x 10'3" (3.12m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 2	10'11" (3.33m) x 8'8" (2.64m) PVCu double glazed window, built in double cupboard, radiator.
Bedroom 3	7'8" (2.34m) Max x 8'11" (2.72m) PVCu double glazed window, radiator, overstairs cupboard.

Shower Room	With shower cubicle with glass screen, corner hand basin, tiled walls, PVCu double glazed window.
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Separate W.C	With W.C., PVCu double glazed window, 1/2 tiled walls.
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#### OUTSIDE

Front Garden	With lawn and concrete path, side gate with ramp, store cupboard, lawn.
Rear Garden	With lawn, decking area, summer house, raised border with stone chippings, metal shed, timber gate to concreted hardstanding accessed from rear service road.

## Agents Note

There has been adaption to the property for wheelchair access with a side ramp and kitchen door with low threshold. The door from the dining room to lounge has been widened and the family room has a hoist system and sliding door to wet room. This room having previously been used as a bedroom.

## Services

We understand that this property is connected to mains gas, electric, water and sewage.

## Tenure

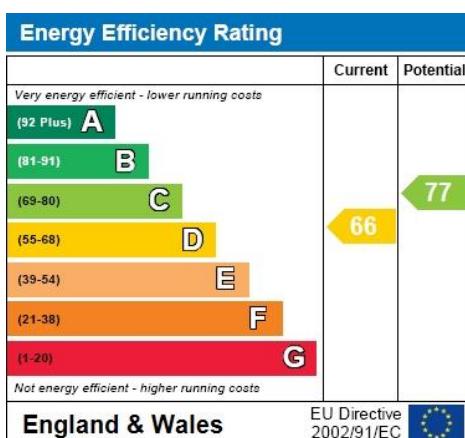
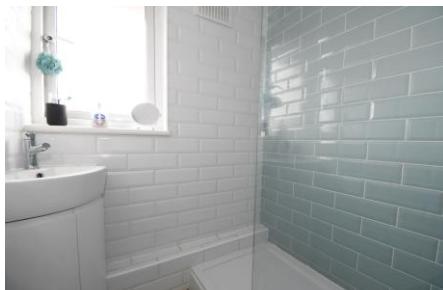
Freehold.

## 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.