

Gosport Road, Lee On The Solent,  
Hampshire, PO13 9EJ

£375,000



Semi Detached House With Extended Accommodation

Spacious Lounge

Separate Dining Room Leading To Conservatory

Ground Floor Cloakroom & First Floor Bathroom

Gas Central Heating

Three Bedrooms

Good Size Third Bedroom

Good Size Kitchen

Front Driveway & Rear Garage

In Our Opinion, An Ideal Family Home

**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)

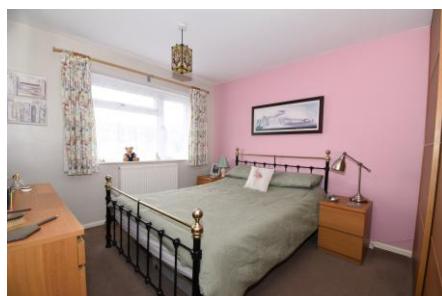
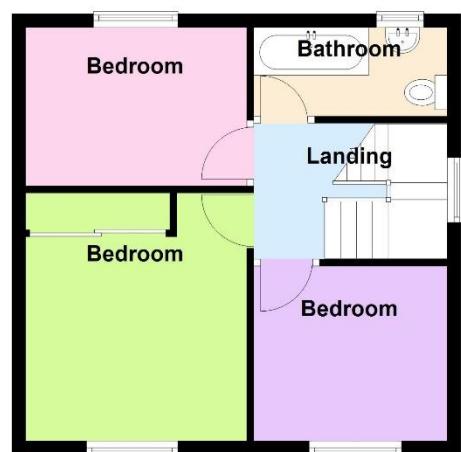
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**Ground Floor**



**First Floor**

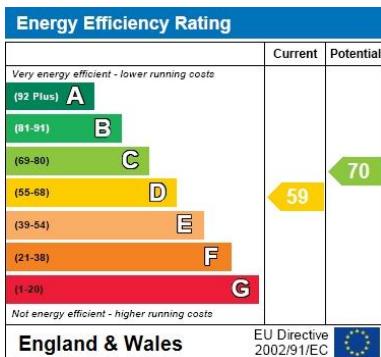


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	Composite front door and PVCu double glazed window, electric panel heater, Georgian style glazed door to:
Entrance Hall	With radiator, stairs to first floor with oak and glass balustrade, understairs storage cupboard, timber flooring
Cloakroom	W.C with concealed cistern, vanity hand basin, worktop, cupboards, wall units, plumbing for washing machine, shelf for dryer, tiled splashbacks, PVCu double glazed window, chrome heated towel rail, timber flooring.
Lounge	15'3" (4.65m) x 10'1" (3.07m) PVCu double glazed window, radiator, coved ceiling, stone fireplace with bioethanol fire, timber flooring.
Kitchen / Breakfast Room	14'9" (4.5m) x 9'7" (2.92m) Ceramic sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for dishwasher, PVCu double glazed window and door to garden, timber flooring, tiled splashbacks, wall mounted gas central heating boiler concealed within cupboard, coved ceiling, tall standing radiator, archway to:
Dining Room	11'0" (3.35m) x 10'2" (3.1m) Radiator, coved ceiling, timber flooring.
Conservatory	8'9" (2.67m) x 8'7" (2.62m) PVCu double glazed windows and French doors to garden, insulated roof with roof lantern, timber flooring,
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window.
Bedroom 1	12'4" (3.76m) x 10'2" (3.1m) PVCu double glazed window, radiator, built in wardrobe.
Bedroom 2	10'1" (3.07m) x 7'11" (2.41m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	9'8" (2.95m) x 8'9" (2.67m) PVCu double glazed window, radiator, overstairs storage cupboard.
Bathroom	9'8" (2.95m) x 4'7" (1.4m) White suite of panelled bath, vanity hand basin with cupboard under, W.C. with concealed cistern, tiled splashbacks, chrome heated towel rail, PVCu double glazed window, overstairs stairs airing cupboard, Mira shower over bath, shower screen, stone floor tiles.
<b>OUTSIDE</b>	
Front Garden	With resin hardstanding for car, block paved path, area laid to shingle, flower borders.
Rear Garden	With brick paved patio and path, artificial grass, flower borders, timber shed, rear pedestrian gate.

Garage	15'9" (4.8m) x 8'4" (2.54m) Cantilever door, personal door to garden, power and light.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Agents Note	There are solar panels at the property. These provide free electricity when producing. The panels were installed in 2011 and will be owned outright after 25 years.
Tenure	Freehold.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



Full Energy Performance Certificate  
available upon request

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.