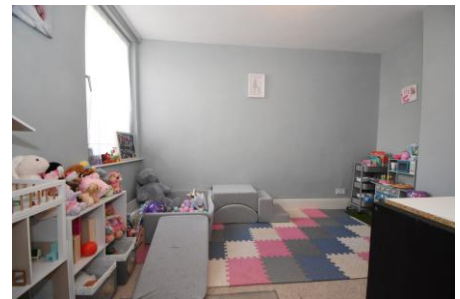
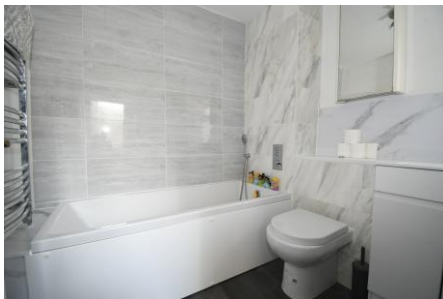


Lavinia Road, Gosport,
Hampshire, PO12 3PA

£235,000



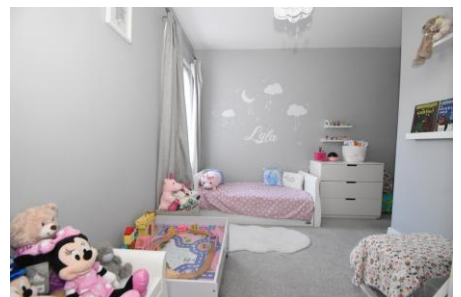
Middle Terraced House
Two Reception Rooms
Ground Floor Bathroom
PVCu Double Glazing
In Our Opinion, A Good Size Family Home

Three Bedrooms
Modern Kitchen
First Floor Cloakroom
Gas Central Heating

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
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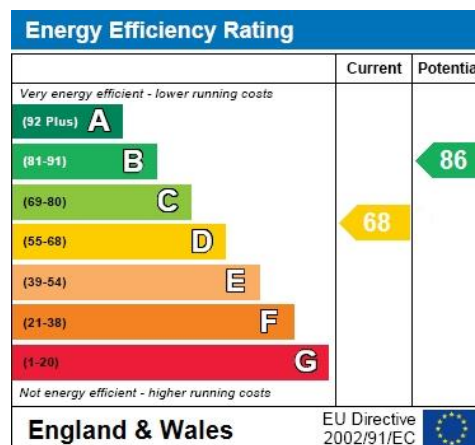
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Entrance Hall	PVCu double glazed front door, dado rail.
Lounge	11'6" (3.51m) x 10'5" (3.18m) PVCu double glazed window, radiator, coved ceiling, fire surround, hearth.
Inner Hallway	Georgian style glazed door, radiator, dado rail, stairs to first floor, understairs recess with wall mounted Ideal gas central heating boiler.
Dining Room	11'7" (3.53m) x 10'6" (3.2m) PVCu double glazed window, radiator.
Kitchen	10'2" (3.1m) x 9'0" (2.74m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point with cooker extractor canopy over, recess for fridge/freezer, plumbing for washing machine, tiled splashbacks, PVCu double glazed window, Georgian style glazed door to:
Rear Lobby	PVCu double glazed door to garden.
Bathroom	White suite of bath, vanity hand basin, W.C., separate shower cubicle, PVCu double glazed window, chrome heated towel rail, part tiling. Bathroom requires finishing off.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, dado rail, access to loft space.
Bedrom 1	13'11" (4.24m) x 11'6" (3.51m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	9'11" (3.02m) x 9'1" (2.77m) PVCu double glazed window, radiator.
Bedroom 3	10'8" (3.25m) x 7'6" (2.29m) widening to 11'7" (3.53m), L Shaped, PVCu double glazed window, radiator.
W.C.	Low level W.C., vanity hand basin, tiled splashbacks.
OUTSIDE	
Front Garden	With concreted area .
Rear Garden	Artificial grass, raised flower borders, decking area, outside cupboard.
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.