

Vernon Road, Gosport,
Hampshire, PO12 3NT

£240,000



Middle Terraced House

Lounge / Dining Room

Spacious First Floor Shower Room

PVCu Double Glazing & Gas Central Heating

Bay House School Catchment

Two Bedrooms

First Floor Study

Double Glazed Conservatory

Garden With Workshop

In Our Opinion, A Well Presented Home

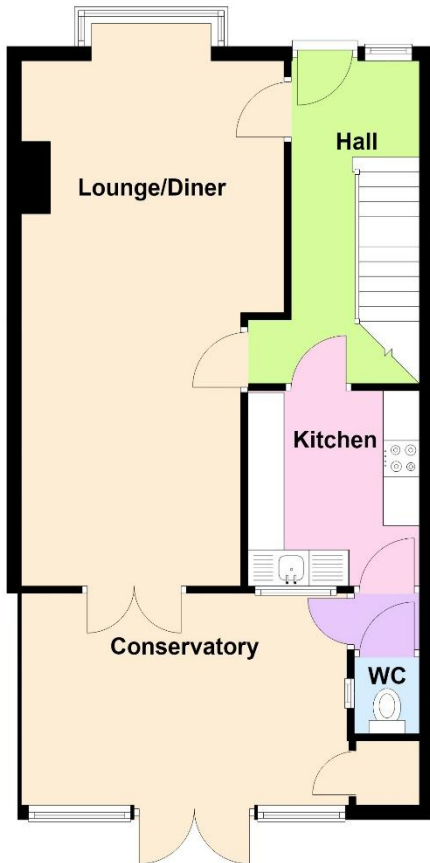
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Ground Floor



First Floor



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

Entrance Hall	Composite front door with PVCu double glazed window to side, radiator, coved ceiling, understairs cupboard, stairs to first floor.
Lounge / Dining Room	25'8" (7.82m) x 11'11" (3.63m) narrowing to 10'1" (3.07m), Triple glazed bay window, timber fire surround with marble style inset and hearth for feature, 2 double radiators, coved ceiling, PVCu double glazed French doors to conservatory.
Conservatory	13'11" (4.24m) x 9'2" (2.79m) PVCu double glazed windows, French doors to garden, polycarbonate roof, PVCu door to:
Utility Cupboard	Plumbing for washing machine, shelf for dryer.
Kitchen	8'9" (2.67m) x 7'9" (2.36m) Double drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, tiled splashbacks, PVCu double glazed window, chrome heated towel rail, space for fridge, coved ceiling, door to:
Rear Lobby	PVCu double glazed door to conservatory.
W.C. Off	With low level W.C., wall mounted Ideal gas central heating boiler, PVCu double glazed window,
ON THE 1ST FLOOR	
Landing	Access to loft space with ladder and power.
Bedroom 1	11'10" (3.61m) x 11'5" (3.48m) PVCu double glazed window, radiator, built in double cupboard, coved ceiling.
Bedroom 2	12'0" (3.66m) x 9'11" (3.02m) PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Study	5'11" (1.8m) x 5'2" (1.57m) PVCu double glazed window, radiator, coved ceiling, (Previously the bathroom).
Shower Room	8'10" (2.69m) x 7'10" (2.39m) Shower cubicle, vanity hand basin, low level W.C., space for bath, coved ceiling, PVCu double glazed window, chrome heated towel rail.
OUTSIDE	
Front Garden	Paving and iron gate.
Rear Garden	Paved patio, concrete path, fish pond, flower borders, rear pedestrian gate to service road.
Workshop	14'1" (4.29m) x 9'4" (2.84m) Potential to convert back to garage if current block work wall between workshop and service road was partly removed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

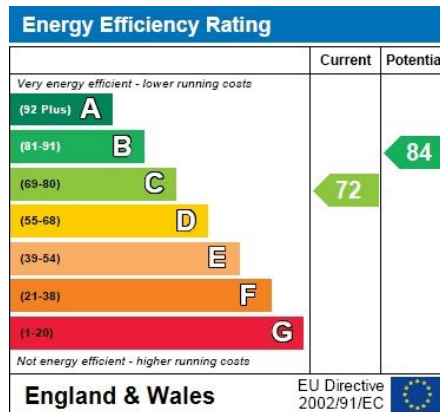
Freehold.

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.