

Grove Avenue, Gosport,  
Hampshire, PO12 1JX

£355,000



Semi Detached House  
Three Bedrooms  
Two Reception Rooms  
Spacious Garage  
Conveniently Located To Gosport Town  
Centre

Well Proportioned Rooms  
Good Size 3rd Bedroom  
Conservatory  
PVCu Double Glazing  
No Forward Chain

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

Entrance Porch	6'8" (2.03m) x 6'5" (1.96m) PVCu double glazed front door and windows, tiled floor, glazed inner door and windows to:
Entrance Hall	Storage heater, stairs to first floor with spindled balustrade, understairs cupboard.
Lounge	16'2" (4.93m) Into Bay x 13'11" (4.24m) PVCu double glazed window, fireplace with tiled inset and hearth, living flame gas fire, picture rail.
Dining Room	12'10" (3.91m) x 11'10" (3.61m) Storage heater, picture rail, aluminium double glazed sliding door to conservatory.
Kitchen	12'11" (3.94m) x 8'10" (2.69m) Double drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed windows and door to sideway, tiled splashbacks, gas multi point water heater.
Conservatory	13'1" (3.99m) x 7'7" (2.31m) PVCu double glazed windows, polycarbonate roof.
<b>ON THE 1ST FLOOR</b>	
Landing	Dado rail, picture rail, access to loft space.
Bedroom 1	16'7" (5.05m) Into Bay x 14'0" (4.27m) PVCu double glazed window, built in cupboard, picture rail.
Bedroom 2	13'0" (3.96m) x 11'11" (3.63m) PVCu double glazed window, built in cupboard, picture rail.
Bedroom 3	13'0" (3.96m) x 8'9" (2.67m) PVCu double glazed window, picture rail.
Bathroom	7'0" (2.13m) x 6'6" (1.98m) Triton shower, PVCu double glazed window, pedestal hand basin, low level W.C., tiled walls, wall mounted fan heater.
<b>OUTSIDE</b>	
Front Garden	Fence and iron gate, blocked paved paths, flower borders, side pedestrian access to:
Rear Garden	Of good size with lawn, flower and shrub borders, concrete path, brick paved patio.
Garage	19'10" (6.05m) x 13'8" (4.17m) Cantilever door, 3 PVCu double glazed windows, timber door, light and power. Garage is via a 5 bar gate and lawned access way used by this and several adjoining neighbours.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

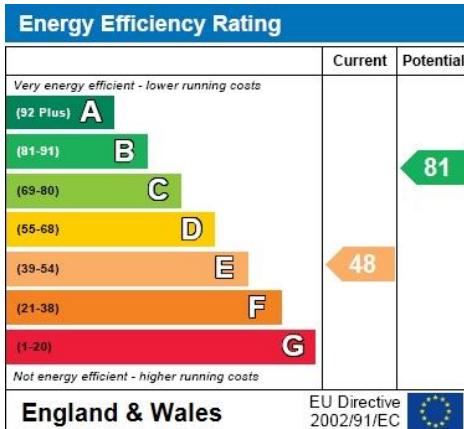
Council Tax

Property Information

Freehold.

Band D.

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

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.