

Harcourt Road, Gosport,
Hampshire, PO12 3NR

£225,000



A Well Presented Home

Two Bedrooms

Extended Kitchen

Landscaped Rear Garden

Gas Central Heating & PVCu Double
Glazing

Of Interest To First Time Buyers

Lounge / Dining Room

Modern Bathroom

Workshop

Solar Panels With Battery Storage

023 9258 5588

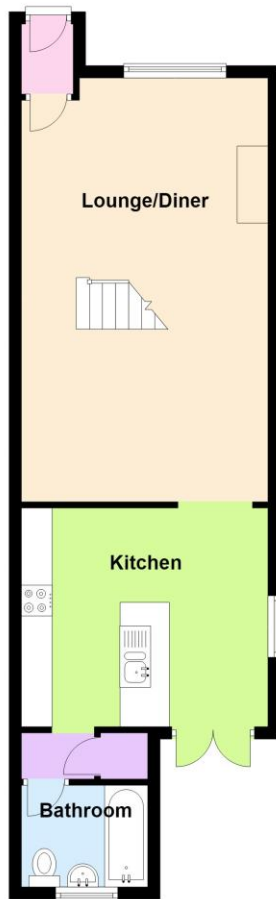
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

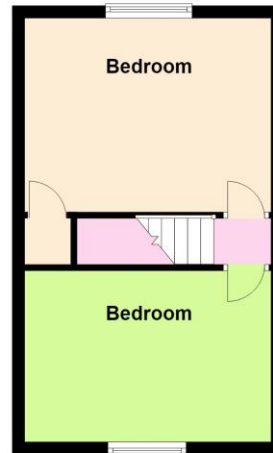
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Ground Floor

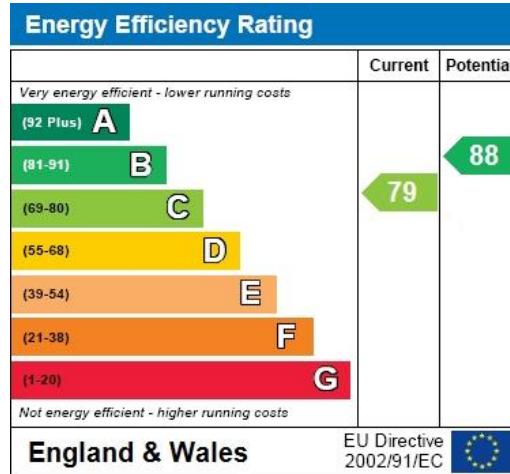


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed window and door, PVCu double glazed inner door to:
Lounge / Dining Room	22'7" (6.88m) x 13'2" (4.01m) PVCu double glazed window, fireplace with marble style inset and hearth, electric fire, meter cupboard, 2 radiators, stairs to first floor, archway to:
Kitchen / Breakfast Room	13'4" (4.06m) x 11'7" (3.53m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, PVCu double glazed window and French doors to garden, tiled splashbacks, coved ceiling, radiator, plumbing for washing machine, laminate flooring. space for fridge and freezer, breakfast bar, space for fridge/freezer, archway to:
Lobby	Storage cupboard with wall mounted gas central heating boiler.
Bathroom	Panelled bath with mixer tap and separate shower over, shower screen, vanity hand basin, W.C., tiled walls, PVCu double glazed window, heated towel rail.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'2" (4.01m) x 10'4" (3.15m) PVCu double glazed window, built in cupboards, radiator.
Bedroom 2	13'1" (3.99m) x 8'10" (2.69m) PVCu double glazed window, radiator.
OUTSIDE	
Front Forecourt	Wall and iron gate, block paving.
Rear Garden	Large patio, artificial grass, further patio to rear of the garden.
Workshop	14'0" (4.27m) x 7'9" (2.36m) Power and light, PVCu double glazed window and door.
Solar Panels	Solar panels are provided at the property which we understand are owned by the current owner.
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.