

Anns Hill Road, Gosport,
Hampshire, PO12 3RE

£229,995



Middle Terraced House

Lounge/Dining Room

Well Maintained and in Our Opinion Good
Sized Garden

Bay House School Catchment

Three Bedrooms

Bathroom with White Suite

PVCu Double Glazing

In Our Opinion Viewing Recommended

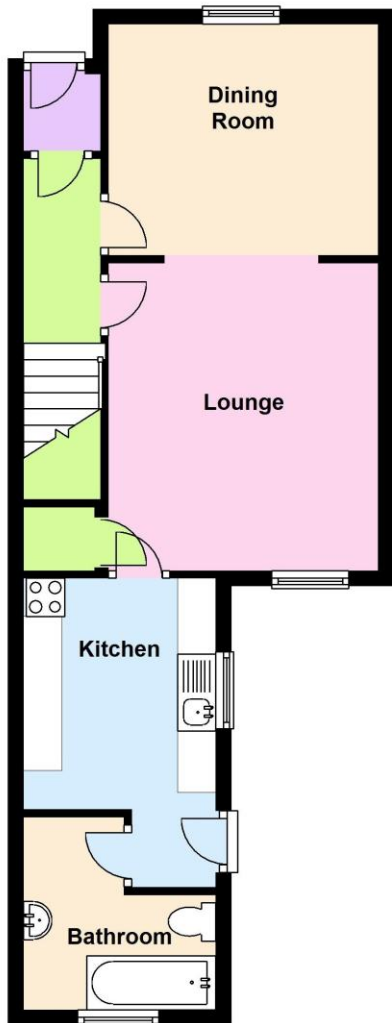
023 9258 5588

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

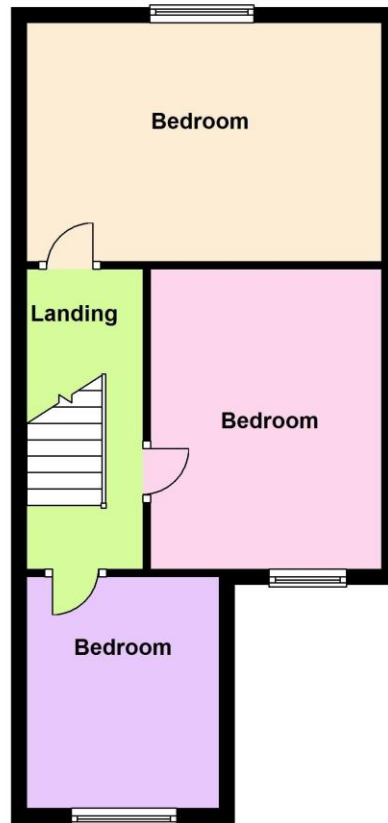
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com

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 front door, inner door to:
Hallway	Stairs to first floor.
Lounge / Dining Room	22'4" (6.81m) x 11'0" (3.35m) PVCu double glazed windows, 2 gas fires, 3 storage cupboards, meter cupboard, understairs cupboard with gas meter, coved ceiling.
Kitchen	8'9" (2.67m) x 7'2" (2.18m) Single drainer stainless steel sink unit, wall and base units with work surface over, gas cooker point, plumbing for washing machine and space for dryer, space for fridge/freezer, PVCu double glazed window, wall mounted gas boiler.
Rear Lobby	PVCu double glazed door to garden.
Bathroom	White suite of panelled bath with antique style mixer tap and shower attachment, pedestal hand basin and low level W.C., PVCu double glazed window, tiled walls, electric heated towel rail, electric fan heater.
ON THE 1ST FLOOR	
Landing	Built in cupboard, access to loft space, spindled balustrade.
Bedroom 1	11'5" (3.48m) x 10'6" (3.2m) PVCu double glazed windows, built-in wall to wall wardrobes.
Bedroom 2	11'8" (3.56m) x 8'9" (2.67m) PVCu double glazed window
Bedroom 3	9'0" (2.74m) x 7'5" (2.26m) PVCu double glazed window.
Outside	In our opinion a good sized garden with paved patio, lawn and well stocked flower and shrub borders, pergola, timber garden shed of 15'0 x 9'0 approximately with light and power, rear pedestrian access.
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.