

Whitworth Road, Gosport,
Hampshire, PO12 3NN

£239,995



Middle Terraced House

Two Reception Rooms

Spacious Bathroom

Gas Central Heating

In Our Opinion, An Ideal First Time
Purchase

Three Bedrooms

Modern Kitchen

Rear Garden With Summer House

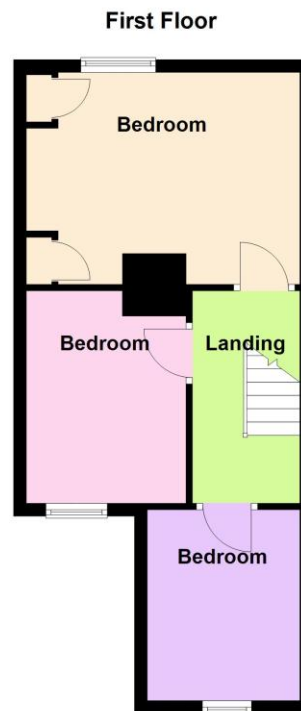
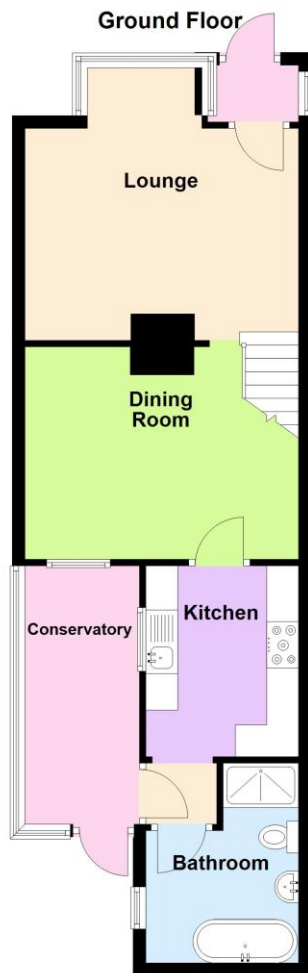
PVCu Double Glazing

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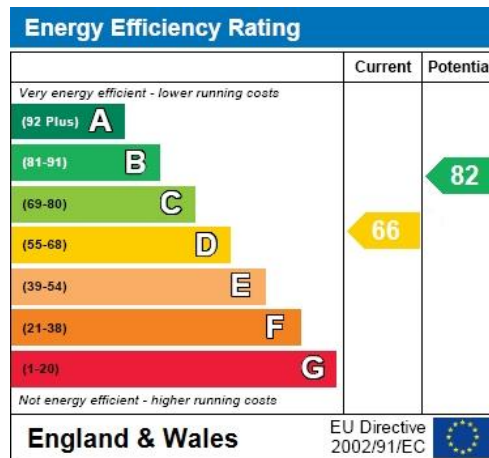


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, PVCu double glazed inner door to:
Lounge	13'3" (4.04m) Into Bay x 14'1" (4.29m) PVCu double glazed window, radiator, laminate flooring.
Dining Room	14'1" (4.29m) Into Recess x 11'0" (3.35m) PVCu double glazed window, tall standing radiator, laminate flooring, understairs cupboard and recess.
Kitchen	9'9" (2.97m) x 7'10" (2.39m) Ceramic sink unit, grey fronted wall and base units with worksurface over, recess for range style gas cooker, cooker extractor canopy, plumbing for dishwasher, radiator, PVCu double glazed window.
Rear Lobby	PVCu double glazed door to side lean-to.
Lean-To	13'5" (4.09m) x 5'7" (1.7m) Plumbing for washing machine, base unit with worksurface over, space for American style fridge/freezer, PVCu double glazed door and window to garden.
Bathroom	10'2" (3.1m) x 7'5" (2.26m) Spacious 4 piece bathroom with bath, mixer tap and shower attachment, vanity hand basin with cupboard under, low level W.C., separate shower cubicle, PVCu double glazed window, heated towel rail, aqua panel splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	14'2" (4.32m) Into Recess x 10'11" (3.33m) PVCu double glazed window, built in cupboards, tall standing radiator, picture rail.
Bedroom 2	9'10" (3m) Plus Recess x 8'2" (2.49m) PVCu double glazed window, tall standing radiator, cast iron fireplace, tiled hearth.
Bedroom 3	10'0" (3.05m) x 7'11" (2.41m) PVCu double glazed window, radiator, wall mounted gas central heating boiler.
OUTSIDE	
Front Garden	With wall and iron gate, flower borders.
Rear Garden	Paved for low maintenance with patios and flower borders, summer house to remain.
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.