

Adur Close, Gosport,  
Hampshire, PO12 3EZ

£245,000



Middle Terraced House

Two Bedrooms

Separate Kitchen

Parking For Several Cars

PVCu Double Glazing & Gas Central Heating

Well Presented Accommodation

Spacious Lounge

First Floor Bathroom

Cul-De-Sac Location With Rear Garden Backing To Allotments

No Forward Chain

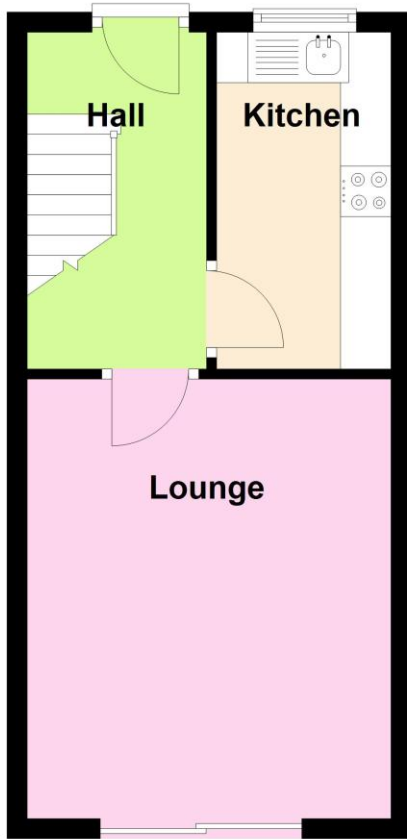
**023 9258 5588**

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

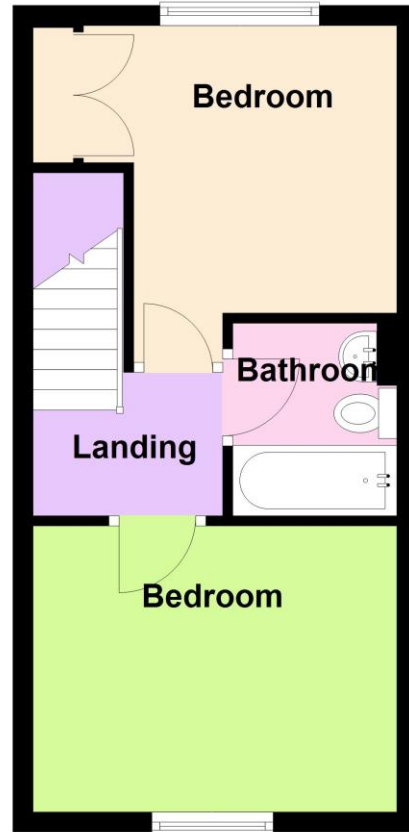
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**Ground Floor**



**First Floor**



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Entrance Hall

PVCu double glazed front door, radiator, laminate flooring, understairs cupboard, stairs to first floor.

Kitchen

10'11" (3.33m) x 5'8" (1.73m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, radiator, PVCu double glazed window, laminate flooring, space for fridge/freezer, tiled splashbacks.

Lounge

14'3" (4.34m) x 11'10" (3.61m) PVCu double glazed patio door to garden, double radiator, timber flooring, coved ceiling.

## ON THE 1ST FLOOR

Landing

Access to loft space.

Bedroom 1

11'9" (3.58m) x 9'3" (2.82m) PVCu double glazed window, radiator.

Bedroom 2

9'4" (2.84m) x 9'8" (2.95m) To Built In Cupboards, PVCu double glazed window, radiator, built in double cupboard with wall mounted gas central heating boiler.

Bathroom

White suite of panelled bath, pedestal hand basin, low level W.C., tiled walls, radiator, extractor fan, Mira shower over bath.

## OUTSIDE

Front Garden

Block paved driveway with space for 2 cars, lawned border.

Rear Garden

Paved patio, lawn, flower borders, timber shed.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

Freehold.

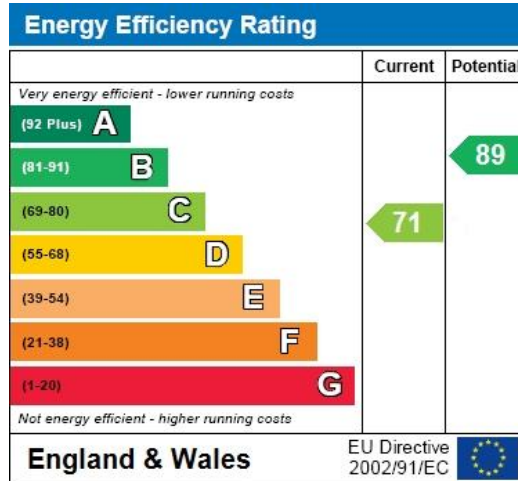
Council Tax

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:
<a href="#">Viewing Notes</a>		

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.