

Peel Road, Gosport,  
Hampshire, PO12 1JS

£349,995



Semi Detached House  
Lounge  
Double Glazed Conservatory  
Ground Floor Shower Room & First Floor  
Bathroom  
Conveniently Located For Stoke Road &  
Town Centre

Three Bedrooms  
Kitchen / Dining Room  
Low Maintenance Rear Garden  
PVCu Double Glazing & Gas Central  
Heating  
No Forward Chain

**023 9258 5588**

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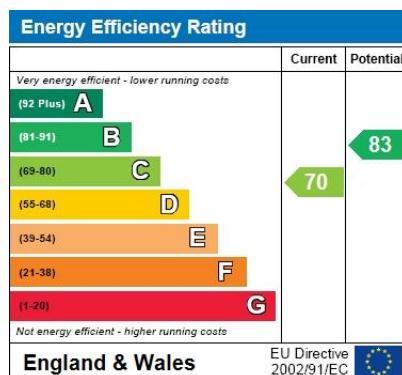
Entrance Hall	PVCu double glazed door with glazed panel, laminate flooring, radiator, stairs to first floor with spindled balustrade, meter cupboard.
Lounge	13'4" (4.06m) Into Bay x 13'2" (4.01m) PVCu double glazed window, radiator, fire surround with marble style inset and hearth, living flame gas fire.
Kitchen / Dining Room	19'6" (5.94m) x 11'1" (3.38m) Stainless steel sink, cream fronted wall and base units with worksurface over, built in double oven and 4 ring gas hob with cooker extractor canopy over, PVCu double glazed window, integrated dishwasher, integrated fridge/freezer, wall mounted gas central heating boiler concealed within cupboard, laminate flooring, radiator, breakfast bar, PVCu double glazed French doors to:
Conservatory	14'6" (4.42m) Plus Recess x 9'10" (3m) PVCu double glazed window and French doors to garden, radiator, polycarbonate roof, ceramic tiled floor, plumbing for washing machine.
Shower Room	With shower cubicle, hand basin, low level WC, tiled splashbacks, PVCu double glazed window, polycarbonate roof, heated towel rail, ceramic tiled floor.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	13'2" (4.01m) x 11'1" (3.38m) PVCu double glazed window, radiator.
Bedroom 2	11'2" (3.4m) x 11'1" (3.38m) PVCu double glazed window, radiator.
Bedroom 3	8'0" (2.44m) x 8'0" (2.44m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled walls, PVCu double glazed window, radiator.
<b>OUTSIDE</b>	
Front Garden	With timber gates, wall and block paving, area laid to decorative stones, side pedestrian access to rear garden.
Agents Note	There may be the potential to create off road parking, subject to obtaining the usual planning consents for a drop down kerb. Purchasers should make their own investigations.
Rear Garden	Decking area, artificial grass, patio, brick build store shed and flower borders.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure  
Council Tax  
Property Information

Freehold.

Band B.

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: \_\_\_\_\_

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.