DIMON
Estate Agents

Park Road, Alverstoke, Gosport, Hampshire, PO12 2HH

OFFERS IN EXCESS OF £275,000





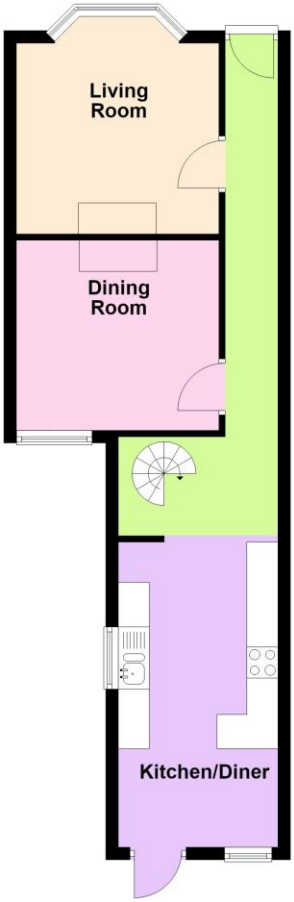



- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Spacious Kitchen / Dining Room
- Good Size First Floor Bathroom
- Gas Central Heating
- Majority Of PVCu Double Glazing Replaced In 2024
- Double Garage
- Located Near To Gosport Park

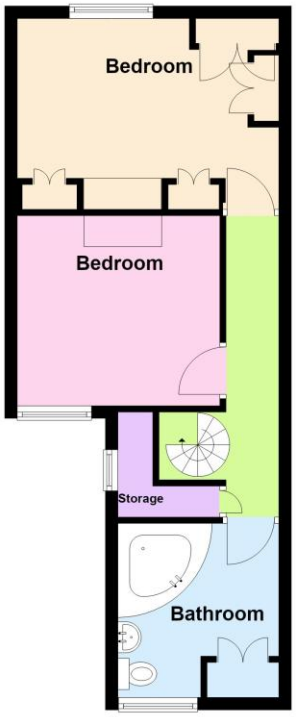
023 9258 5588

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

Ground Floor



First Floor









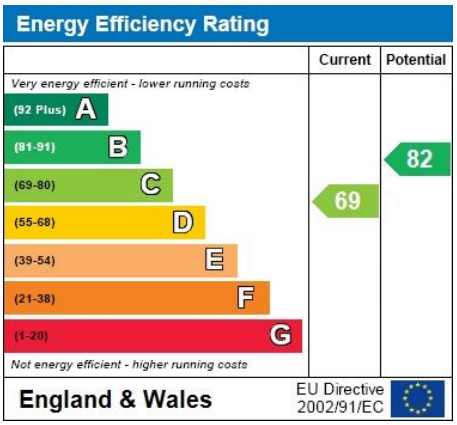
SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Composite front door, ceramic tiled floor, radiator, pedal staircase leading to first floor.
Lounge	12'11" (3.94m) Into Bay x 10'8" (3.25m) Cast iron fireplace on marble hearth, tiled floor, PVCu double glazed sash window, radiator.
Dining Room	10'0" (3.05m) x 10'9" (3.28m) PVCu double glazed window, radiator.
Kitchen / Breakfast Room	16'2" (4.93m) x 8'5" (2.57m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, space for fridge/freezer, built in oven and 4 ring gas hob, PVCu double glazed window, ceramic tiled floor, radiator, stable door to garden.
ON THE 1ST FLOOR	
Landing	Access to loft space, overstairs cupboard with wall mounted gas central heating boiler.
Loft Space	Boarded out space with 2 velux windows.
Bedroom 1	14'0" (4.27m) x 8'11" (2.72m) To Chimney Breast PVCu double glazed sash window, picture rail, fitted bedroom furniture, radiator.
Bedroom 2	10'0" (3.05m) Max x 10'8" (3.25m) PVCu double glazed window, radiator, picture rail.
Bathroom	9'3" (2.82m) x 8'5" (2.57m) Corner bath with shower over and screen, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, storage cupboard, picture rail.
OUTSIDE	
Front Garden	Front wall and iron gate, paved with borders.
Rear Garden	Paving, side gate, side lean-to.
Garage	17'7" (5.36m) x 14'3" (4.34m) Brick and block with pitched roof, power and light, cantilever door, personal side door. Agents note: Part internal partition would need to be removed.
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.