

Cockleshell Square, Gosport, Hampshire, PO12 1FB

£279,950



End of Terraced House

Spacious Lounge

Cloakroom

Driveway and Garage

Corner Position with Views Over Playing Fields

Four Bedrooms

Kitchen / Dining Room

Main Bedroom with En-Suite

Located Near to Town Centre

023 9258 5588

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

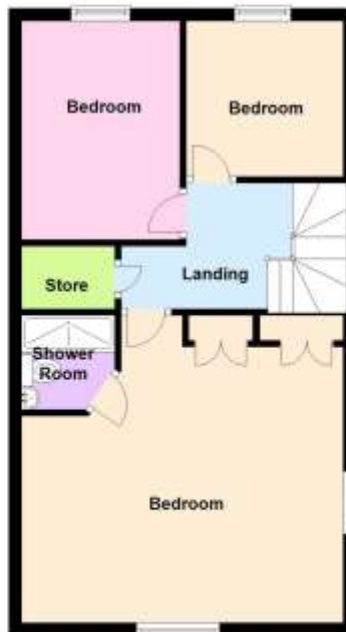
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Second Floor



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Entrance Hall	Front door with glazed side panels, window to side, laminate flooring, radiator, stairs to first floor, flat ceiling, understairs storage cupboard.
Cloakroom	White suite of low level W.C., hand basin, tiled splashbacks, radiator, ceramic tiled floor, extractor fan, flat ceiling with spotlights.
Kitchen / Dining Room	13'9" (4.19m) x 16'5" (5m) Max, Narrowing To 9'2" (2.79m) L Shaped, comprising 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven and 4 ring gas hob with extractor canopy over, pelmet lighting, space for American style fridge/freezer, ceramic tiled floor, integrated washing machine, integrated dryer, French doors to garden, window to side elevation, double radiator, flat ceiling, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Radiator, stairs to first floor, flat ceiling.
Lounge	16'6" (5.03m) x 12'6" (3.81m) Twin aspect room with French doors with Juliette balcony, window to side elevation, radiator, flat ceiling.
Bathroom	Panelled bath with mixer tap and separate shower over, pedestal hand basin, low level W.C., tiled splashbacks, heated towel rail, ceramic tiled floor, flat ceiling with spotlights, extractor fan.
Bedroom 2	16'7" (5.05m) Max x 10'6" (3.2m) 2 windows, built-in double cupboard, 2 radiators, flat ceiling.
ON THE 2ND FLOOR	
Landing	With radiator, small window, airing cupboard with gas central heating boiler, access to loft space.
Bedroom 1	16'6" (5.03m) Max x 12'7" (3.84m) Into Recess, Twin aspect room with 2 windows with views from the side elevation window over playing fields, 2 built-in double cupboards, radiator, flat ceiling.
En-Suite	White suite of shower cubicle, hand basin, W.C. with cupboard under, tiled splashbacks, ceramic tiled floor, extractor fan, flat ceiling with spotlight.
Bedroom 3	11'10" (3.61m) x 8'4" (2.54m) Radiator, window, flat ceiling.
Bedroom 4	8'3" (2.51m) x 7'10" (2.39m) Radiator, window and flat ceiling.
OUTSIDE	
Front Garden	With block paved driveway and area laid to decorative pebbles, side pedestrian path.

Integral Garage

Rear Garden

Agents Note

With roller door.

With slate paved patio, laid to decorative pebbles and shrubs.

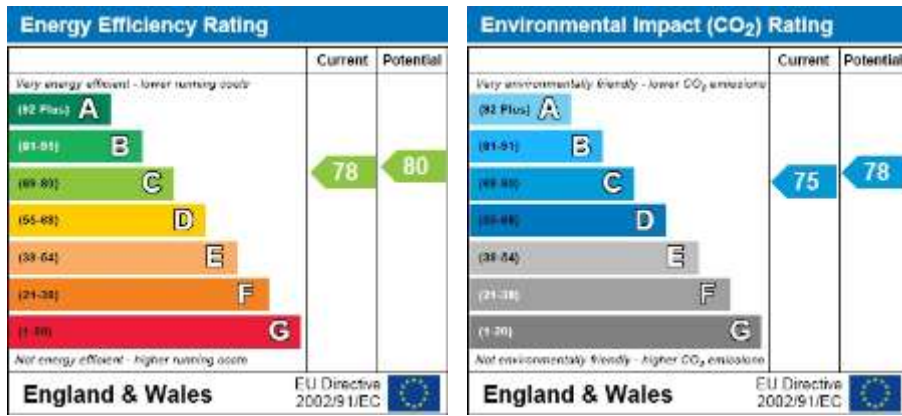
The property is freehold, but there is a maintenance charge of approximately £3200.00 per annum. Within the maintenance charge includes the decorating to the outside of the property, water, sewage, building insurance and upkeep of the communal areas.

These details are provided to the best of our ability but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor. This should be done before exchanging contracts to purchase the property.



Directions

From our office proceed along Stoke Road towards the High Street. By Walpole Park turn left into Spring Garden Lane taking the right hand filter lane, proceeding through the traffic lights into Mumby Road. Proceed through the next set of traffic lights, then turn right into Clarence Road and 1st right into Frankton Way. Follow the road round to the left and as the road double backs on itself take the 2nd left into Cockleshell Square. The property will be found in the far right hand corner.



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.