

Shaftesbury Road, Gosport, Hampshire, PO12 1RU

£240,000



Middle Terraced House

Three Reception Rooms

Side Utility Area

Gas Central Heating

In Our Opinion, A Ideal Family Home
Located Near To Stoke Road Facilities

Four Bedrooms

Bathroom & Shower Room

PVCu Double Glazing

Double Garage

023 9258 5588

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

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

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Entrance Hall	PVCu double glazed front door, dado rail, laminate flooring, picture rail, coved ceiling.
Lounge	14'6" (4.42m) x 11'7" (3.53m) Feature fireplace with marble inset and hearth, gas fire, 2 radiators, laminate flooring, coved ceiling, dado rail, ceiling rose, PVCu double glazed window, fitted shutters.
Dining Room	15'2" (4.62m) x 12'0" (3.66m) PVCu double glazed window, fireplace with marble inset and gas fire, cupboards to side, picture rail, coved ceiling, laminate flooring, radiator, 2 wall lights.
Rear Lobby	With understairs cupboard, radiator, coved ceiling, laminate flooring, stairs to first floor.
Side Lean-To	15'11" (4.85m) x 4'4" (1.32m) Butler sink, worksurface, plumbing for washing machine, space for fridge/freezer, PVCu double glazed windows, polycarbonate roof, built-in cupboard, door to additional cupboard section.
Kitchen	10'6" (3.2m) x 9'11" (3.02m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, range cooker to remain, extractor canopy over, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, radiator.
Inner Lobby	With fitted shelf unit, coving.
Rear Lounge	11'8" (3.56m) x 10'1" (3.07m) PVCu double glazed French doors and window to garden, radiator, ceramic tiled floor, coved ceiling, wall mounted gas heater.
Bathroom	10'6" (3.2m) x 7'11" (2.41m) Corner bath (not presently plumbed in), vanity hand basin, low level W.C., radiator, ceramic tiled floor, PVCu double glazed window, extractor fan, pine ceiling, wall mounted fan heater, radiator, tiled walls.
ON THE 1ST FLOOR	
Landing	PVCu double glazed stained glass window, dado rail, coved ceiling, access to loft space, spindled balustrade, radiator.
Bedroom 1	12'0" (3.66m) x 11'8" (3.56m) PVCu double glazed window, radiator, picture rail.
Bedroom 2	11'11" (3.63m) x 8'9" (2.67m) PVCu double glazed window, radiator, picture rail, window shutters.
Bedroom 3	10'8" (3.25m) x 6'4" (1.93m) Plus Recess PVCu double glazed window, coved ceiling, radiator.
Bedroom 4	9'0" (2.74m) x 6'0" (1.83m) PVCu double glazed window, radiator, cupboard, wall mounted gas central heating boiler.

Shower Room
OUTSIDE
Front Garden
Rear Garden
Garage

Shower cubicle, vanity hand basin, low level W.C., dado rail, ½ height panelling, radiator.

Brick wall and path.

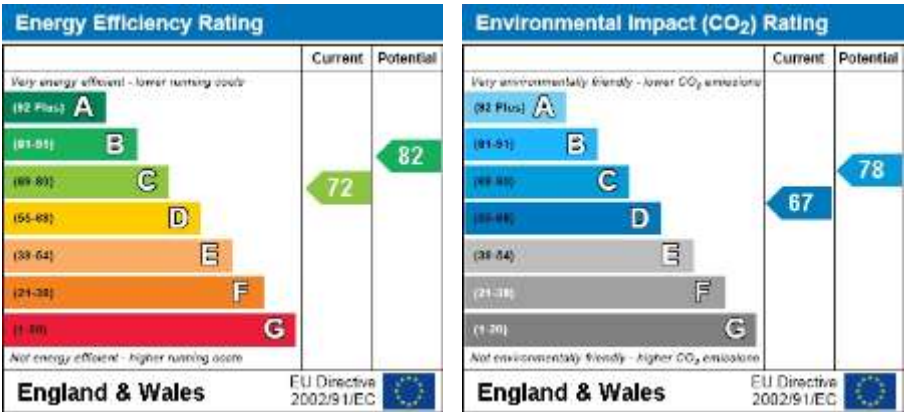
Block paved for low maintenance, flower beds.

19'11" (6.07m) x 14'4" (4.37m) With cantilever door, personal door to garden, access from rear service road.



Directions

From our office proceed along Stoke Road towards the Town Centre turning immediately right into the 1st part of Shaftesbury Road. At the T junction turn left into The South Relief Road, and turn right at the traffic lights into Dock Road. Proceed to the far end, turning right into Cranbourne Road, proceeding again to the far end and turning right again into Shaftesbury Road. The property will be found approximately 3/4 of the way down on the right hand side.



Full Energy Performance Certificate available upon request

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 you legal representative to confirm this information before exchanging contracts.