

Grove Road, Hardway,
Gosport, Hampshire, PO12 4JN

OFFERS IN EXCESS
OF £350,000



Semi Detached House Spacious & Flexible
Accommodation

Three Separate Reception Rooms

Generous Size Garden

Workshop To The Rear Of The Property

Ideal For Large Family With Possibility Of
2nd Lounge As Annex

Three Good Size Bedrooms

Bathroom & Shower Room

Garden Room & Home Office / Gym

Well Maintained Accommodation

Driveway For Off Road Parking

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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	Front door with glazed panel, Georgian style glazed inner door to:
Entrance Hall	2 ornamental arches, radiator, 4 wall lights, understairs cupboard, stairs to first floor, large archway to:
Lounge	13'5" (4.09m) Into Bay x 10'11" (3.33m) Brick fireplace and adjoining plinth, picture rail, coved ceiling, ornamental ceiling rose, radiator.
Dining Room	15'7" (4.75m) x 8'10" (2.69m) PVCu double glazed French doors to garden, PVCu double glazed window, beamed ceiling, radiator.
Kitchen	12'7" (3.84m) x 9'0" (2.74m) Composite sink unit, wall and base cupboards with worksurface over, recess for range style cooker, space for fridge/freezer, plumbing for washing machine, radiator, PVCu double glazed window and door to garden, tiled splashbacks, beamed ceiling.
2nd Lounge / Family Room	Potential to make into a separate annex area.
Family Room	11'5" (3.48m) x 10'11" (3.33m) Built in cupboards, picture rail, radiator, archway to:
2nd Lounge	20'5" (6.22m) x 9'11" (3.02m) Twin aspect room, PVCu double glazed front window and door, French doors to garden, radiator.
Shower Room	White suite of shower cubicle, pedestal hand basin, low level W.C., tiled splashbacks, extractor fan.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	14'1" (4.29m) x 11'4" (3.45m) Aluminium double glazed window, radiator, fireplace.
Bedroom 2	11'0" (3.35m) x 10'1" (3.07m) PVCu double glazed window, radiator, shelved recess to side of chimney.
Bedroom 3	9'8" (2.95m) x 8'10" (2.69m) PVCu double glazed window, wall mounted Vaillant gas central heating boiler, radiator.
Bathroom	White suite of panelled bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, heated towel rail, access to loft space.
OUTSIDE	
Front Garden	With fence and gate, concrete area, further gate to car hardstanding. Side pedestrian access to:

Rear Garden

With crazy paved patio, further patio area, paved path, borders, lawn.

Summer House

9'10" (3m) x 5'10" (1.78m) PVCu double glazed French doors and windows, power and light.

Office / Gym

11'5" (3.48m) x 9'10" (3m) Aluminium double glazed window and door, power and light.

Workshop

8'5" (2.57m) x 7'2" (2.18m) Glazed window, power.

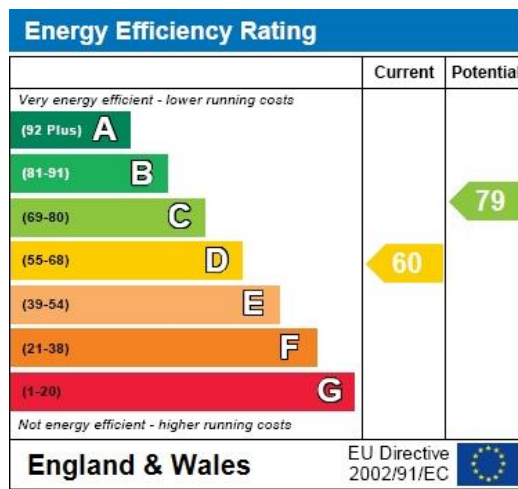
Tenure

Freehold.

Council Tax

Band C.





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.