

Southcroft Road, Gosport,  
Hampshire, PO12 3LA

£325,000



Newly Refurbished Extended  
Accommodation

Two Double Bedrooms

Refurbished Shower Room & Kitchen

Gas Central Heating

Viewing Recommended

Semi Detached Bungalow

Good Size Rear Lounge Overlooking  
Garden

PVCu Double Glazing

Rear Garden Of Sunny Aspect

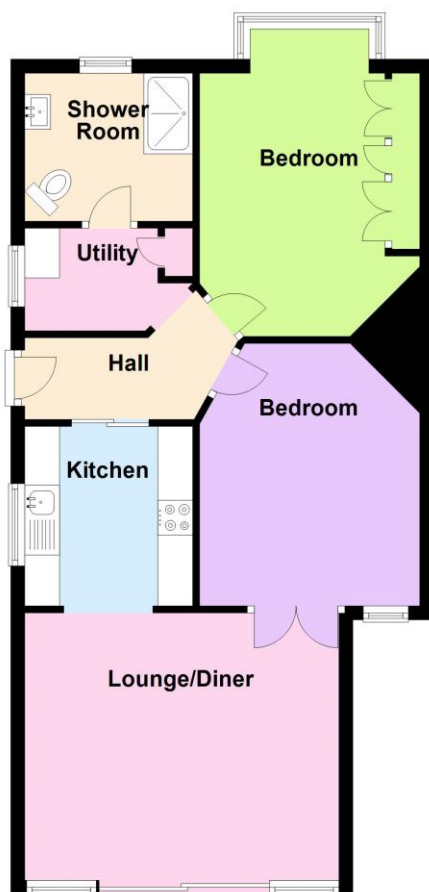
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### Ground Floor



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

Covered Porch Entrance	With security light, porcelain tiled floor and garden side gate.
Entrance Hall	New composite front door, radiator with cover, luxury vinyl tile flooring, access to loft space with pull down loft ladder, light and power, sliding door to:
Kitchen	8'5" (2.57m) x 7'10" (2.39m) Wren Shaker style navy kitchen with single bowl sink unit with professional style chrome mixer tap, wall and base units with worksurface over, pull out pantry, integrated dishwasher, integrated combination microwave oven, built in oven, 4 ring induction hob with cooker extractor canopy over, tiled splashbacks, luxury vinyl tile flooring, space for fridge/freezer, PVCu double glazed window, extractor fan, archway to:
Lounge / Dining Room	14'9" (4.5m) x 12'6" (3.81m) Pleasant room with sunny aspect overlooking the rear garden, PVCu double glazed patio door and windows adjacent, 2 modern vertical radiators, luxury vinyl tile flooring.
Bedroom 1	15'4" (4.67m) Into Bay x 10'4" (3.15m) PVCu double glazed window, fitted wardrobes, radiator.
Bedroom 2	12'4" (3.76m) x 10'3" (3.12m) PVCu double glazed window, radiator, French doors to lounge.
Utility Room	7'9" (2.36m) x 4'9" (1.45m) Space for fridge/freezer, plumbing for washing machine with worktop over, ceramic tiled floor, PVCu double glazed window, meter/storage cupboard, remote controlled wall mounted heater.
Shower Room	7'9" (2.36m) x 6'11" (2.11m) Shower cubicle with overhead shower and hand shower, vanity hand basin, low level W.C., ceramic tiled floor, PVCu double glazed window, extractor fan, cupboard with wall mounted gas central heating boiler, tiled splashbacks.
OUTSIDE	
Front Garden	With wall, laid to gravel, with zinc raised planters with newly planted hedge, specimen topiary camellias.
Rear Garden	Of sunny aspect with patio, gravel path, lawn, raised flower beds, potting shed, workshop. Service road runs behind the property, giving the potential for rear vehicular access if the current arrangement was altered, subject to any necessary local authority consents.
Tenure	Freehold.
Council Tax	Band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.