

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

£350,000



Detached House

Two Reception Rooms

Garage & Potential For Hardstanding To
Rear

Three Bedrooms

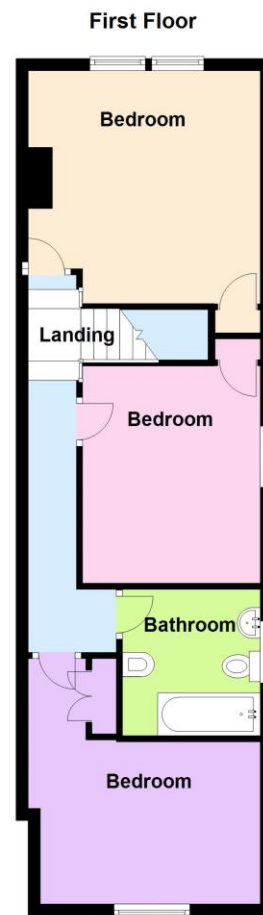
Spacious L Shaped Kitchen

PVCu Double Glazing & Gas Central
Heating

023 9258 5588

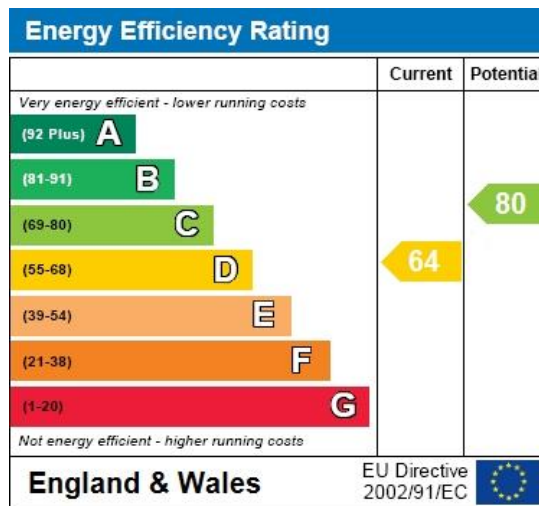
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Entrance Hall	PVCu front door, PVCu double glazed window.
Inner Hall	With stairs to first floor.
Lounge	14'11" (4.55m) Into Bay x 12'5" (3.78m) PVCu double glazed window, double radiator, fireplace, picture rail.
Dining Room	12'5" (3.78m) x 11'7" (3.53m) PVCu double glazed window, double radiator, understairs airing cupboard, picture rail, fireplace.
Kitchen	16'7" (5.05m) x 12'5" (3.78m) narrowing to 6'1" (1.85m), L Shaped, 2 PVCu double glazed windows on twin aspect, stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, gas cooker point, space for fridge/freezer, tiled splashbacks.
Rear Lobby	With PVCu double glazed door to garden, storage area.
Cloakroom Off	With W.C., corner hand basin, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'10" (3.91m) x 12'5" (3.78m) Over stairs storage cupboard, 2 PVCu double glazed windows, radiator, picture rail.
Bedroom 2	11'7" (3.53m) x 9'6" (2.9m) PVCu double glazed window, overstairs storage cupboard, radiator, picture rail.
Bedroom 3	13'4" (4.06m) x 12'5" (3.78m) L Shaped, PVCu double glazed window, radiator, storage cupboard.
Bathroom	4 piece bathroom with panelled bath, low level W.C., bidet, PVCu double glazed window, tiled splashbacks, double radiator.
OUTSIDE	
Front Garden	With wall and iron gate, flower borders, side access to:
Side Garden	With artificial grass, flower borders.
Rear Garden	Lawn, flower borders, potential for car hardstanding.
Detached Garage	Access via rear service road.
Tenure	Freehold.
Council Tax	Band D.



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 you legal representative to confirm this information before exchanging contracts.