

Carnarvon Road, Gosport,  
Hampshire, PO12 3QP

£260,000



Semi Detached House

Lounge / Dining Room

Modern First Floor Shower Room

Gas Central Heating

Bay House School Catchment

Three Bedrooms

Utility Area & WC

PVCu Double Glazing

Good Size Garden With Block Built  
Workshop

No Forward Chain

**023 9258 5588**

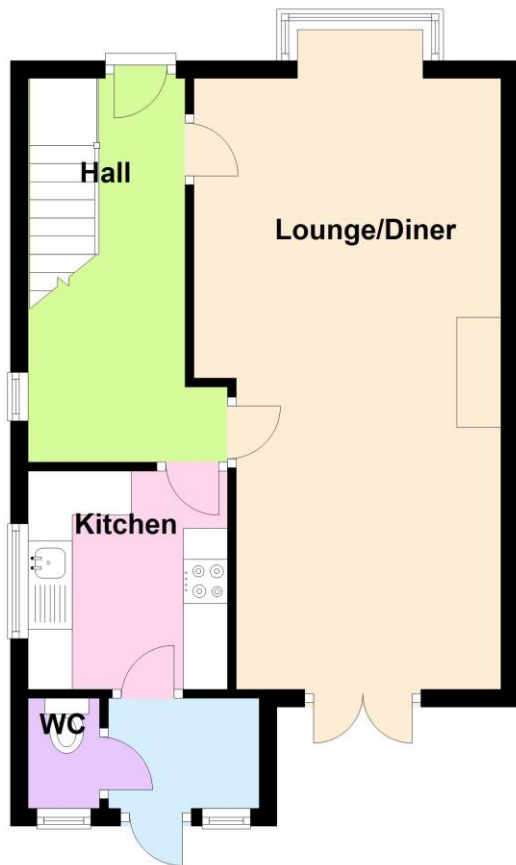
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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

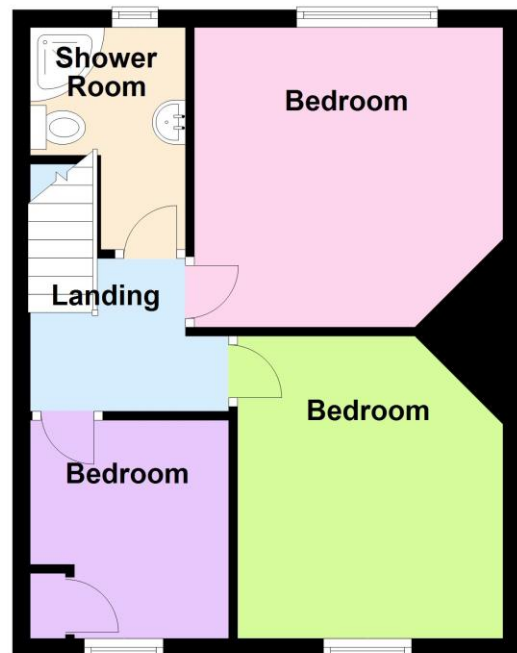
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**Ground Floor**

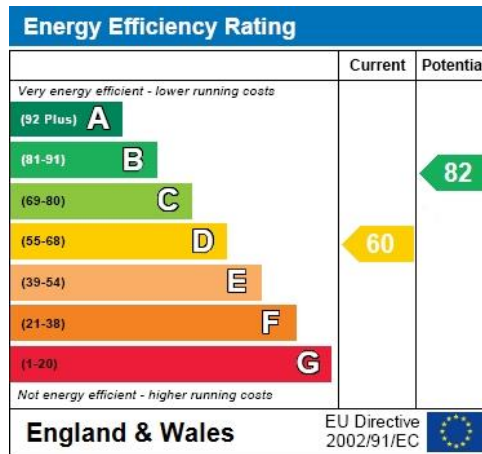


**First Floor**



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door, dado rail, understairs cupboard, double radiator, stairs to first floor.
Lounge / Dining Room	25'7" (7.8m) Into Bay x 11'4" (3.45m) Double glazed bay window and French doors to garden, timber fireplace with tiled inset and hearth (fire disconnected), double radiator, picture rail.
Kitchen	8'1" (2.46m) x 7'4" (2.24m) Double drainer stainless steel sink unit, base cupboards with worksurface over, gas cooker point, plumbing for washing machine, wall mounted gas central heating boiler, PVCu double glazed window, tiled splashbacks, space for fridge/freezer and door to:
Utility Area	5'7" (1.7m) x 4'0" (1.22m) PVCu double glazed window and door, 1/2 tiled walls, gas wall mounted heater.
W.C.	With W.C., PVCu double glazed window, 1/2 tiled walls.
ON THE 1ST FLOOR	
Landing	Access to loft space, dado rail.
Bedroom 1	11'4" (3.45m) x 11'1" (3.38m) PVCu double glazed window, double radiator, picture rail.
Bedroom 2	11'2" (3.4m) x 9'10" (3m) PVCu double glazed window, radiator.
Bedroom 3	8'3" (2.51m) x 7'6" (2.29m) PVCu double glazed window, double radiator, picture rail.
Shower Room (Previously Bathroom)	Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled splashbacks.
OUTSIDE	
Front Garden	Front wall and iron gate, attractive stone paving, side pedestrian access to:
Rear Garden	With paved patio and path, artificial grass, borders laid to decorative pebbles, timber shed.
Workshop	17'4" (5.28m) x 9'4" (2.84m) PVCu double glazed window and door, power and light.
Agents Note	There is a rear service road running behind the property, which if the current block work wall and wall to workshop were to be altered, could provide parking if workshop was turned into a garage, subject to any necessary local authority consents.
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 you legal representative to confirm this information before exchanging contracts.

