

Arden Close, Gosport,  
Hampshire, PO12 3RS

£284,000



Semi Detached House  
Spacious Lounge  
Modern First Floor Bathroom  
PVCu Double Glazing  
Garage

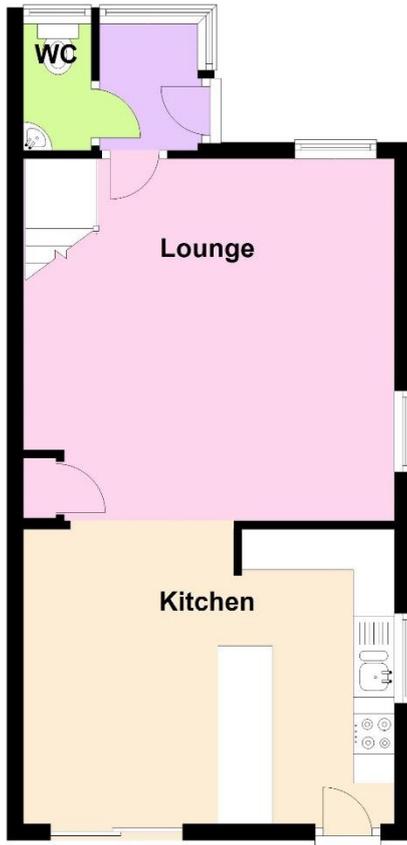
Three Bedrooms  
Kitchen/Dining Room  
Gas Central Heating  
Off Road Parking  
Cul De Sac Location

**023 9258 5588**

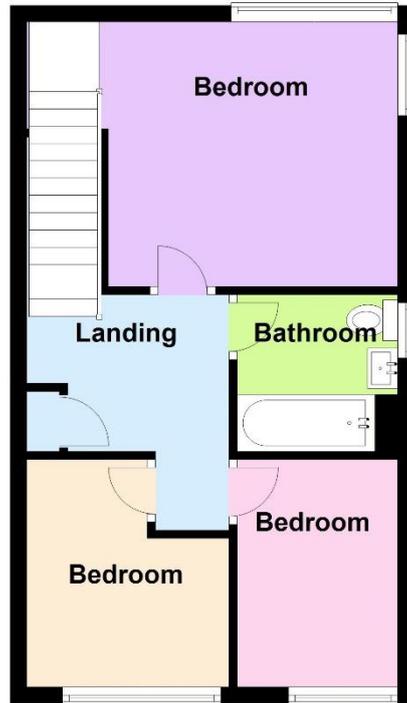
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**Ground Floor**

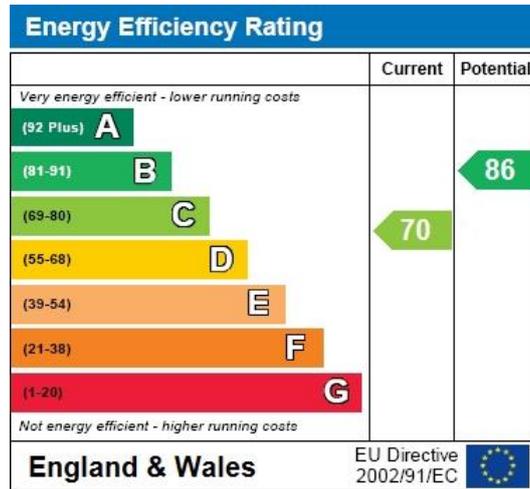


**First Floor**



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

Entrance Porch	PVCu double glazed window and door, meter cupboard, laminate flooring.
Cloakroom	With WC, hand basin, PVCu double glazed window, tiled splash back.
Lounge	14'11" (4.55m) x 14'7" (4.45m) 2 PVCu double glazed windows, 2 radiators, laminate flooring, stairs to first floor, storage cupboard, slatted feature to TV area, LED back lighting.
Kitchen / Dining Room	14'10" (4.52m) x 11'11" (3.63m) 1 ½ bowl composite sink unit, wall and base cupboards with work surface over, built in double oven and 4 ring gas hob with extractor canopy over, integrated fridge and freezer, plumbing for washing machine, PVCu double glazed window and door to garden, PVCu double glazed patio door, tall standing radiator, laminate flooring, breakfast bar, wall mounted gas central heating boiler concealed in cupboard.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, airing cupboard.
Bedroom 1	11'6" (3.51m) x 10'11" (3.33m) PVCu double glazed window, cupboard recess and radiator.
Bedroom 2	9'1" (2.77m) x 8'1" (2.46m) PVCu double glazed window, radiator.
Bedroom 3	9'1" (2.77m) x 6'5" (1.96m) PVCu double glazed window, 1/2 height panelling to one wall, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, separate shower over, vanity hand basin, low level WC, PVCu double glazed window, aqua panel splash back to slate effect, extractor fan, laminate flooring, chrome heater towel rail.
Outside	
Front Garden	Blocked paved front driveway with side pedestrian access to rear garden.
Rear garden	Paved, borders with stone chippings, timber shed.
Garage	In block nearby.
Agents Note	Under the Terms of the Estate Agents Act, we advise that the vendor selling this property is a relative of an Employee of Dimon Estate Agents Ltd.
Tenure	Freehold.
Council Tax	Band C.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.