



Appointment Date

Time

Owners Name

Lester Road, Gosport, PO12 3SA

£174,995



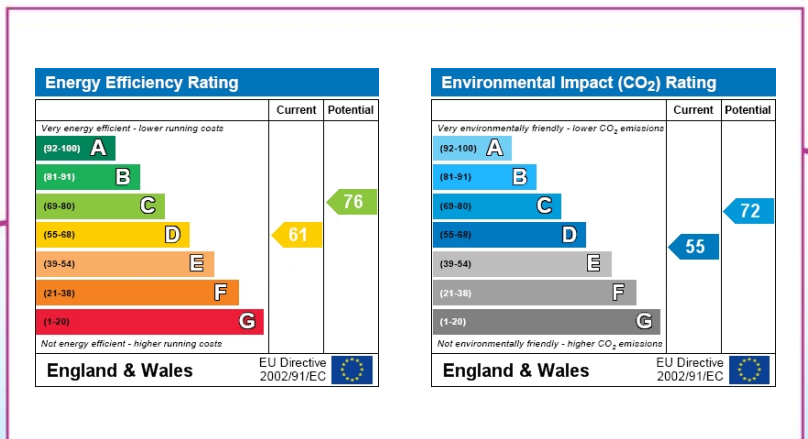
- End Of Terraced House
- Two Reception Rooms
- First Floor Bathroom With White Suite
- 14`3 x 14`2 Block Work Garage To Rear
- Gas Central Heating & PVCu Double Glazing
- Three Bedrooms
- Modern Kitchen
- Block Paved Hardstanding For 2 Cars To Front
- Bay House School Catchment
- In Our Opinion Well Presented

023 9258 5588

6 Stokesway, Stoke Road, Gosport,
Hampshire, PO12 1PE
Email: office@dimon-estate-agents.co.uk

For information on
all our properties visit:

www.GosportProperty.com



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. Intending purchasers should not rely upon them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The seller does not make or give any representation or warranty in respect of the property nor do we have authority to do so. All fixtures and fittings unless otherwise stated are not included in the sale. We have not tested any apparatus, equipment, fittings or services and no warranty can be given as to their condition. All measurements are approximate.

ENTRANCE PORCH	PVCu double glazed front door with windows to side, PVCu double glazed internal door to:
ENTRANCE HALL	Single radiator, understairs meter cupboard, set ceiling.
LOUNGE	15`3 (4.65m) Into Bay x 10`11 (3.33m) , PVCu double glazed window, cast iron fireplace with marble style hearth and timber surround for feature only, radiator, set ceiling with inset spotlights, door with etched glass panels.
DINING ROOM	12`1 (3.68m) x 9`10 (3m) , PVCu double glazed French doors to garden, single radiator, set ceiling, door with etched glass panels.
KITCHEN	16`0 (4.88m) x 8`4 (2.54m) narrowing to 6`5 (1.96m) , Butler sink, wall and base units with hardwood worksurface over, gas cooker point, space for fridge and freezer, plumbing for washing machine and dishwasher, breakfast bar area, PVCu double glazed window and door, wall mounted gas combination boiler, tiled splashbacks, wine rack, pull out wicker baskets, set ceiling with spotlights, pelmet lighting, extractor fan, radiator, vinyl flooring, etched glass door to hallway.
ON THE FIRST FLOOR	
LANDING	Access to loft space, set ceiling.
BEDROOM 1	15`8 (4.78m) Into Bay x 9`11 (3.02m) , PVCu double glazed window, radiator, set ceiling.
BEDROOM 2	12`0 (3.66m) x 9`10 (3m) , PVCu double glazed window, single radiator, set ceiling.
BEDROOM 3	8`11 (2.72m) x 6`6 (1.98m) , PVCu double glazed window, single radiator, built-in cupboard with set and coved ceiling.
BATHROOM	White suite of panelled bath with Gainsborough shower over, pedestal hand basin, low level W.C., tiled walls, PVCu double glazed window, stainless steel heated towel rail, set ceiling, medicine cabinet.

OUTSIDE

FRONT GARDEN BRICK PAVED HARDSTANDING for 2 CARS

SIDE pedestrian access to:

REAR GARDEN with gate, circular paved feature, laid to gravel for low maintenance, flower beds, greenhouse to remain, rear timber pedestrian gate to rear service road.

GARAGE 14`3 (4.34m) x 14`2 (4.32m) with cantilever door, PVCu double glazed window and personal door.

VIEWING

Strictly by appointment through Dimon Estate Agents

Telephone 023 9258 7521

Directions: From our office proceed out of Gosport along Stoke Road and into the one-way system, follow the road as it forks to the left into Bury Road and at the traffic lights turn right into Anns Hill Road. Take the 3rd left into Wilmott Lane and 2nd left into Lester Road where the property will be found 3/4 of the way down on the left hand side.

Ref: 1434/15099

