DIMON
Estate Agents

Arundel Road, Gosport, Hampshire, PO12 3LS

£310,000







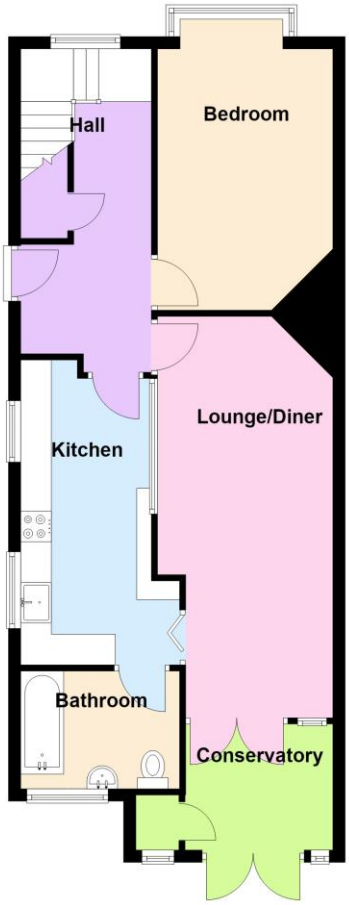

- Four Bedroom Semi Detached Bungalow
- Conservatory
- Good Size Family Bathroom
- Gas Central Heating
- Viewing Recommended
- Extended Louge
- 17`8 Long Kitchen
- Garage
- Cul-De-Sac Location

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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 Hall	PVCu double glazed front door, laminate flooring, dado rail, meter cupboard, radiator, PVCu double glazed window, coved ceiling, understairs cupboard, stairs to first floor with balustrade.
Extended Lounge	22'8" (6.91m) x 9'4" (2.84m) narrowing to 7`3 (2.21m), 2 radiators, coved ceiling, dado rail, Georgian style glazed French doors to conservatory, electric fire.
Kitchen	17'8" (5.38m) x 6'11" (2.11m) widening to 8`6 (2.59m), Single bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring induction hob with cooker extractor canopy over, integrated dishwasher, integrated fridge/freezer, breakfast bar, radiator, LED skirting lighting, laminate flooring, 2 PVCu double glazed windows, coved ceiling, cupboard with gas central heating boiler, built in microwave.
Bathroom	8'4" (2.54m) x 6'3" (1.91m) Panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled splashbacks, coved ceiling, separate shower over bath with shower screen, cupboard with wall mounted gas boiler for hot water.
Conservatory	7'2" (2.18m) x 7'1" (2.16m) PVCu double glazed French doors and window, polycarbonate roof, wall light, radiator, laminate flooring, double wall cupboard, cupboard with plumbing for washing machine and shelf for dryer.
Bedroom 1	16'9" (5.11m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, coved ceiling, storage cupboard, dado rail.
Bedroom 2	18'8" (5.69m) Max x 7'11" (2.41m) Max Twin aspect room with 2 PVCu double glazed windows, radiator, coved ceiling, built in mirror fronted wardrobes.
Bedroom 3	8'11" (2.72m) x 6'0" (1.83m) widening to 8`3 (2.51m) into recess, PVCu double glazed window, radiator, coved ceiling, built in cupboards.
Bedroom 4	6'9" (2.06m) x 6'5" (1.96m) PVCu double glazed window, radiator, coved ceiling.
OUTSIDE	
Front Garden	Block paved hardstanding, shared driveway leading to:
Garage	18'10" (5.74m) x 8'0" (2.44m) PVCu double glazed window, power and light, cantilever door.

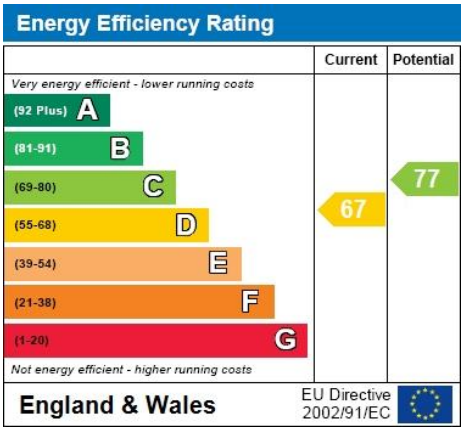
Rear Garden	Of low maintenance with 2 patios, artificial grass, side pedestrian gate, timber bar.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk











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 your legal representative to confirm this information before exchanging contracts.