

Fisgard Road, Elson,
Gosport, Hampshire, PO12 4HG

£313,000



Semi Detached House

Newly Refurbished & Decorated

Kitchen / Breakfast Room

Garage & Adjoining Workshop / Office

Off Road Parking

Extended Accommodation

Spacious Lounge / Dining Room

Ground Floor Cloakroom & First Floor
Bathroom

Gas Central Heating

No Forward Chain

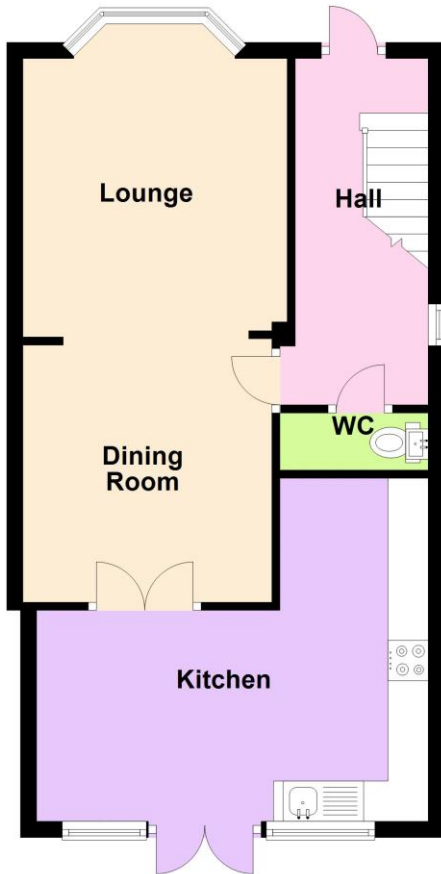
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

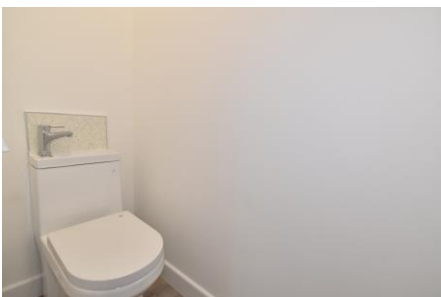
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Ground Floor



First Floor



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Entrance Hall	Composite front door, radiator, stairs to first floor with balustrade, circular window to understairs area.
Cloakroom	Low level W.C. incorporating hand basin on top of cistern.
Lounge / Dining Room	23'7" (7.19m) Into Bay x 10'9" (3.28m) narrowing to 10'1" (3.07m), PVCu double glazed window, 2 radiators, glazed French doors to:
Kitchen / Family Room	15'11" (4.85m) x 7'9" (2.36m) widening to 13'11" (4.24m), 1 ½ bowl stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, tall standing larder cupboard, PVCu double glazed French doors and windows giving access to rear garden, radiator, wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	Access to loft space, PVCu double glazed window.
Bedroom 1	10'10" (3.3m) x 10'2" (3.1m) PVCu double glazed window, radiator.
Bedroom 2	10'11" (3.33m) x 10'3" (3.12m) PVCu double glazed window, radiator.
Bedroom 3	7'8" (2.34m) x 6'0" (1.83m) PVCu double glazed window, radiator.
Bathroom	6'0" (1.83m) x 5'6" (1.68m) White suite of panelled bath with mixer tap and shower attachment, folding shower screen, low level W.C., vanity hand basin, PVCu double glazed window, aqua panel splashbacks, chrome heated towel rail.
OUTSIDE	
Front Garden	Car hardstanding with stone chippings, shared sideway to:
Rear Garden	With paved patio, lawn and path.
Hobby Room / Office	14'9" (4.5m) x 11'7" (3.53m) PVCu double glazed window and door, LED lighting, power points, carpeting.
Garage Adjacent	15'5" (4.7m) x 8'1" (2.46m) Cantilever door.
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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Full Energy Performance Certificate
available upon request

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.