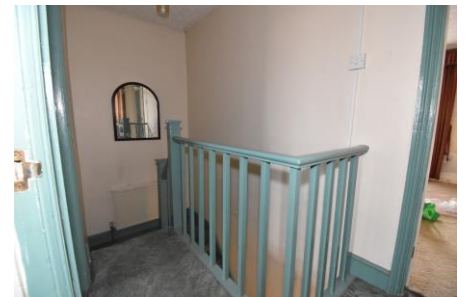


Felix Road, Elson,  
Gosport, Hampshire, PO12 4QY

£200,000



Improvement & Repair Required

Two Bedrooms

First Floor Bathroom

Gas Central Heating

Semi Detached House

Two Reception Rooms

Double Glazing

No Forward Chain

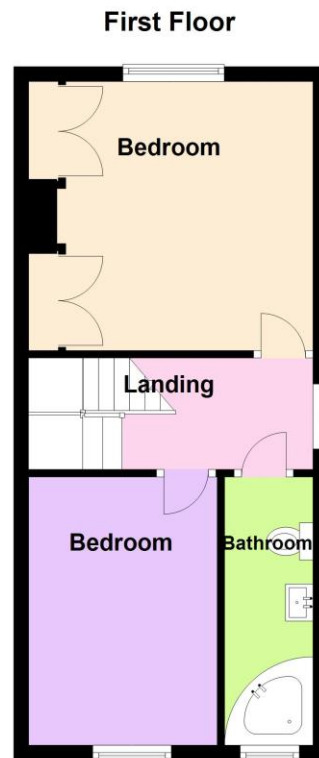
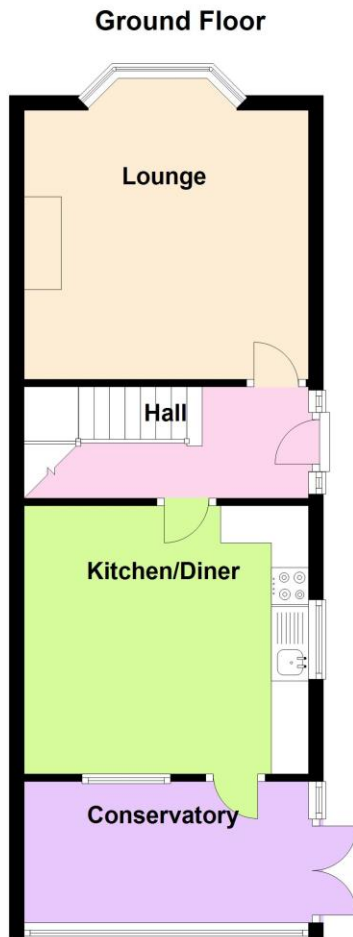
**023 9258 5588**

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

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

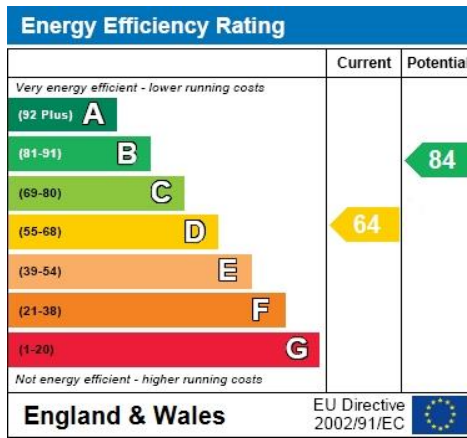
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Part glazed front door, picture rail, stairs to first floor, understairs cupboards.
Lounge	13'5" (4.09m) Into Bay x 12'6" (3.81m) PVCu double glazed window, radiator, picture rail.
Kitchen	12'6" (3.81m) x 11'1" (3.38m) Single drainer sink unit, wall mounted gas central heating boiler, picture rail, electric cooker point, Georgian style door to:
Rear Lean-To	Requires pulling down.
ON THE 1ST FLOOR	
Landing	Radiator, PVCu double glazed window, access to loft space.
Bedroom 1	11'11" (3.63m) x 10'9" (3.28m) To Cupboards, 2 built in cupboards, radiator, aluminium double glazed window.
Bedroom 2	11'10" (3.61m) x 8'2" (2.49m) Radiator, aluminium double glazed window.
Bathroom	11'9" (3.58m) x 3'11" (1.19m) Corner bath, pedestal hand basin, low level W.C., radiator, 1/2 tiled walls, aluminium double glazed window.
OUTSIDE	
Front Forecourt	With brick wall, border.
Rear Garden	With lawn and shrub borders.
Tenure	Freehold.
Council Tax	Band B.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



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 your legal representative to confirm this information before exchanging contracts.