

Fairhome Close, Elson,  
Gosport, Hampshire, PO12 4HZ

£310,000



Semi Detached Bungalow With Extended  
Accommodation

Spacious L Shaped Kitchen

Shower Room With White Suite

Cul-De-Sac Location

Garage & Parking Area To Side

Two Bedrooms

Sun Room Adapted To Dining Area

PVCu Double Glazing & Gas Central  
Heating

Larger Than Average Rear Garden With  
Several Out Buildings

Wide Frontage to Rear Service Road

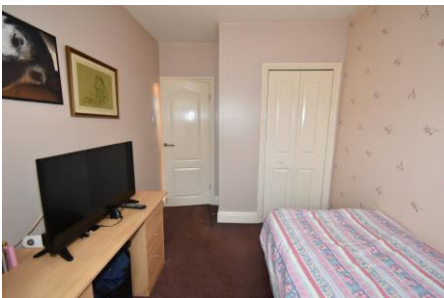
**023 9258 5588**

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

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

To view all our properties visit:  
[www.GosportProperty.com](http://www.GosportProperty.com)

## Ground Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	Aluminium double glazed patio door, ceramic tiled floor, PVCu double glazed inner door to:
Entrance Hall	Radiator, tile effect laminate flooring, flat ceiling with spotlights, access to loft space with pull down ladder.
Lounge	17'2" (5.23m) x 10'8" (3.25m) Narrowing to 9'10" (3m), PVCu double glazed window, double radiator, fireplace with marble style hearth and living flame gas fire, flat and coved ceiling, 2 wall lights.
Bedroom 1	11'7" (3.53m) Into Recess x 10'3" (3.12m) PVCu double glazed window, radiator, built-in double wardrobe, flat ceiling.
Bedroom 2	11'7" (3.53m) Plus Recess x 7'9" (2.36m) PVCu double glazed window, radiator, cupboard with wall mounted gas central heating boiler, built-in wardrobe, flat ceiling.
Shower Room	Double sized shower cubicle, vanity hand basin with cupboard under, low level WC, PVCu double glazed window, tiled splashbacks, flat and coved ceiling, extractor fan, heated towel rail.
L Shaped Kitchen	15'6" (4.72m) x 8'2" (2.49m) Widening to 15'3" (4.65m), 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built-in double oven, 4 ring electric hob with extractor canopy over, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, 2 PVCu double glazed windows, PVCu double glazed patio door to garden, tiled splashbacks, tile effect laminate flooring, flat ceiling with spotlights, radiator.
Sun Room	11'5" (3.48m) x 7'5" (2.26m) Adapted for use as a dining area, PVCu double glazed windows radiator, laminate flooring.
OUTSIDE	
Front Garden	With wall and iron gate, paved with flower borders.
Rear Garden	A larger than average rear garden with patio area, decking area with balustrade and timber roof canopy, further patio area, 2 timber sheds, lawn, flower and shrub borders, greenhouse and summer house. There is a wide frontage to the rear service road leading to:
Garage / Workshop	With cantilever door and personal door to garden, there is a parking space to the side.
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
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(56-68) <b>D</b>	58		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.