

Vicarage Terrace, Elson,  
Gosport, Hampshire, PO12 4BP

£380,000



Ideal Family Home  
Four Bedrooms  
Ground Floor W.C.  
Gas Central Heating  
Car Hardstanding

Extended Accommodation  
Spacious First Floor Bathroom  
Conservatory  
Long Rear Garden Of Sunny Aspect  
Views Of Brockhurst Fort

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Entrance Hall	PVCu double glazed front door with window adjacent, radiator, dado rail, understairs meter cupboard, stairs to first floor with spindled balustrade.
Cloakroom	With W.C., PVCu double glazed window, hand basin.
Lounge / Dining Room	24'11" (7.59m) x 11'11" (3.63m) narrowing to 8'8" (2.64m), PVCu double glazed window, 2 radiators, laminate flooring, fire surround with marble style inset and hearth, electric fire, glazed French doors to conservatory.
Kitchen	10'11" (3.33m) x 7'7" (2.31m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, ceramic tiled floor, tiled splashbacks, PVCu double glazed window, Vaillant gas central heating boiler, glazed door to:
Conservatory	14'1" (4.29m) x 7'2" (2.18m) PVCu double glazed windows and sliding patio door, plumbing for washing machine and dishwasher.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, stairs to 2nd floor.
Bedroom 2	13'7" (4.14m) x 11'11" (3.63m) PVCu double glazed window radiator.
Bedroom 3	12'0" (3.66m) x 11'0" (3.35m) PVCu double glazed window, radiator.
Bedroom 4	8'6" (2.59m) x 7'7" (2.31m) PVCu double glazed window, radiator.
Bathroom	7'8" (2.34m) x 7'7" (2.31m) White suite of panelled bath with shower over, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, built in cupboard.
ON THE 2ND FLOOR	
Landing	
Bedroom 1	15'3" (4.65m) Max x 14'5" (4.39m) Max PVCu double glazed window, 2 Velux windows, access to eaves.
OUTSIDE	
Front Garden	With wall and concrete path, lawn and borders.
Rear Garden	Of a good size and long garden of sunny aspect with lawn, concrete path, border laid to gravel. To the rear of the garden is access through what was previously a garage to a concrete hardstanding area for several cars.



## Services

We understand that this property is connected to mains gas, electric, water and sewage.

## Tenure

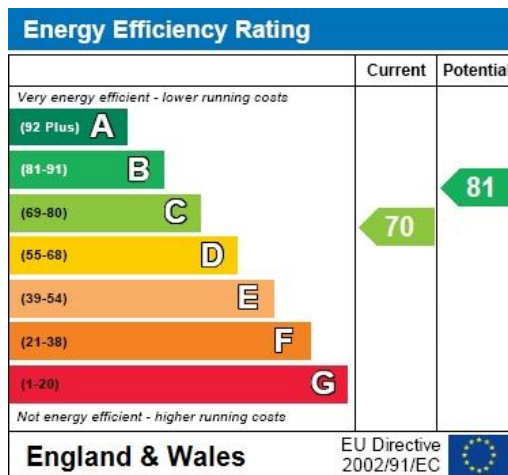
Freehold.

## Council Tax

Band C.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.