

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

£390,000



Individual Semi Detached Bungalow  
Improve & Presented To A High Standard  
Three Bedrooms  
Covered Area For Hot Tub  
Double Garage

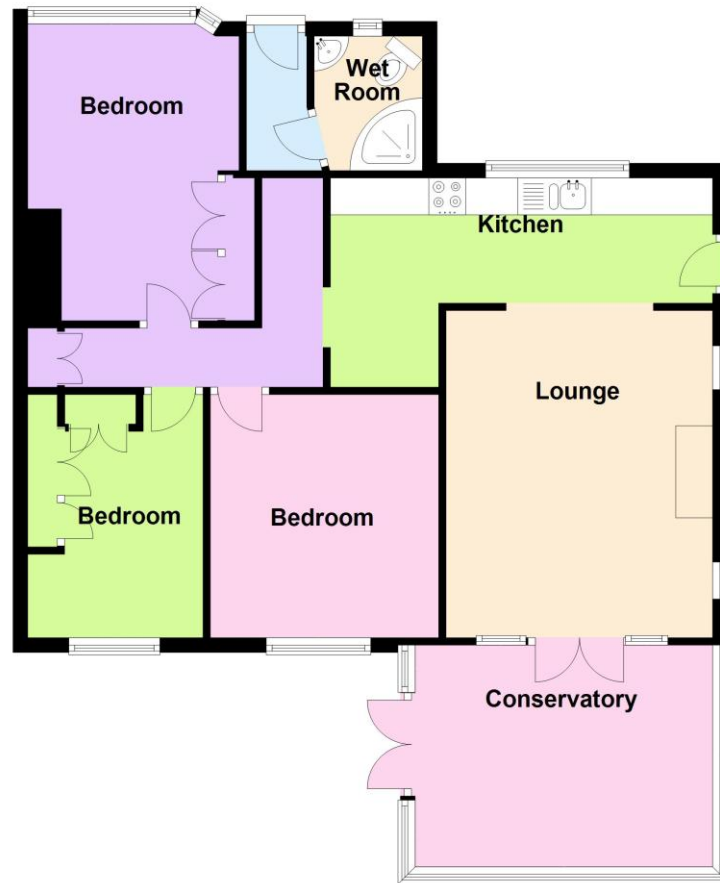
Extended Accommodation  
Large Fan Shaped Garden  
Modern Conservatory With Air Conditioning  
Modern Shower Room  
Viewing Recommended Of This Deceptive Property

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### Ground Floor



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

Entrance Hall	Composite front door with etched glass panel, built in cupboard, laminate flooring.
Lounge	14'6" (4.42m) x 11'0" (3.35m) Twin aspect room with 2 PVCu double glazed windows and French doors to conservatory, marble fireplace with gas fire, 2 wall lights, radiator.
Conservatory	13'3" (4.04m) x 9'11" (3.02m) With PVCu double glazed windows and French doors to garden, radiator, feature ceiling with inset glass panels, air conditioner unit which also has a heating function.
Kitchen	16'11" (5.16m) x 5'6" (1.68m) widening to 9'3" (2.82m), 1 1/2 bowl sink unit, base units with worksurface over, plumbing for washing machine and dishwasher, built-in oven and microwave and 4 ring electric hob with extractor canopy over, tiled splashbacks, PVCu double glazed window, door to garden, laminate flooring, recess for American style fridge/freezer, wall mounted gas central heating boiler.
Bedroom 1	14'3" (4.34m) x 9'9" (2.97m) PVCu double glazed window, built-in bedroom furniture, cupboards over bed recess, radiator, fireplace, coved ceiling.
Bedroom 2	11'7" (3.53m) x 7'10" (2.39m) Fitted cupboard, radiator, PVCu double glazed window, coved ceiling.
Bedroom 3	11'8" (3.56m) x 10'2" (3.1m) PVCu double glazed window, radiator, coved ceiling.
Wet Room	White suite of pedestal hand basin, corner W.C., shower screen, tiled walls, PVCu double glazed window, chrome heated towel rail.
OUTSIDE	
Front Garden	With shrubs and plants, timber side gate to:
Rear Garden	Good size fan shaped garden, well maintained with lawn, flowers and shrubs, patio areas, vegetable areas, greenhouse, shed, rear pedestrian gate.
Double Garage	Twin electric doors, PVCu double glazed sliding patio door to garden.
Agents Note	The property has 16 solar panels in total on bungalow and garage with 2 batteries, owned by the current owners. We understand there is an additional feed in tariff when excess electricity is generated.
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>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.