

Worthing Avenue, Elson,
Gosport, Hampshire, PO12 4DA

£310,000



Well Presented Family Home
Modern Kitchen
PVCu Double Glazing
Wood Burning Stove
Garage To Rear

Open Plan Living On The Ground Floor
First Floor Wet Room
Gas Central Heating
Two Parking Spaces To Front

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FLOOR PLAN TO FOLLOW

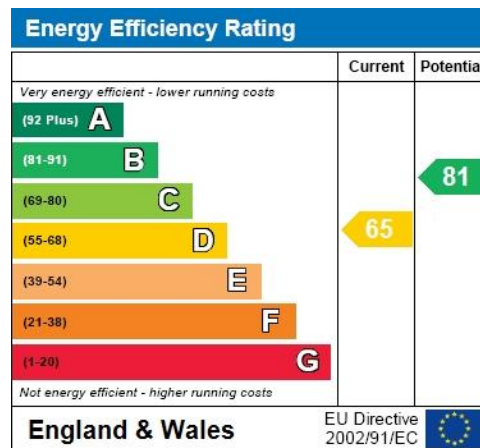


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

| | |
|------------------------------|--|
| Entrance Porch | PVCu double glazed front door, glazed inner door to: |
| Fully Open Plan Ground Floor | |
| Entrance Area | Radiator, timber flooring stairs to first floor, understairs storage and meter cupboard which houses a gas central heating boiler. |
| Living Area | 31'2" (9.5m) Into Bay x 16'8" (5.08m) Max Incorporating dining room, lounge and kitchen |
| Lounge Area | 2 radiators, laminate flooring, wood burner, PVCu double glazed French doors to garden, coved ceiling. |
| Kitchen Area | 1 ½ bowl ceramic sink unit, cream fronted wall and base units with worksurface over, built in oven and microwave, 5 ring gas hob, integrated dishwasher, space for American style fridge/freezer, pull out bin, plumbing for washing machine, cooker extractor canopy, timber flooring, PVCu double glazed window and door to garden, tiled splashbacks. |
| ON THE 1ST FLOOR | |
| Landing | PVCu double glazed window. |
| Bedroom 1 | 12'8" (3.86m) Into Bay x 10'5" (3.18m) PVCu double glazed window, radiator. |
| Bedroom 2 | 11'6" (3.51m) x 10'8" (3.25m) PVCu double glazed window, radiator, storage cupboard. |
| Bedroom 3 | 6'10" (2.08m) x 5'10" (1.78m) PVCu double glazed window, radiator. |
| Wet Room | With shower, shower curtain, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, access to loft space, radiator. |
| OUTSIDE | |
| Front Garden | Block paved driveway with space for 2 cars. |
| Rear Garden | With patio, lawn, flower borders, concrete path, pedestrian side gate, outside W.C. |
| Garage To Rear | With timber doors, personal door to garden, accessed via rear service road. |
| 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:

Viewing Notes

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.