

Goodwood Road, Elson,
Gosport, Hampshire, PO12 4HN

£355,000



Extended Semi Detached Bungalow

Two / Three Bedrooms

Modern Kitchen & Shower Room

Large Double Garage With Electric Roller Door

PVCu Double Glazing & Gas Central Heating

Well Presented Accommodation

Extended Lounge / Dining Room

Good Size & Low Maintenance Rear Garden

Car Hardstanding To Front

In Our Opinion, Presented To A High Standard

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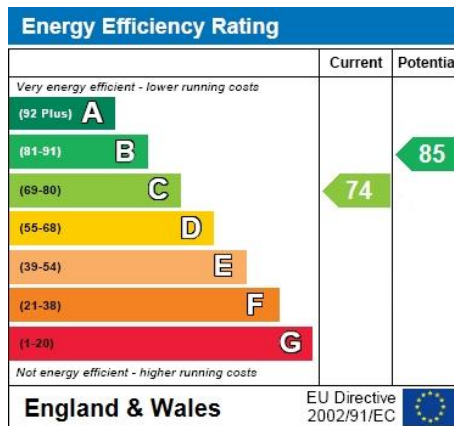
Ground Floor



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Entrance Hall	Composite front door, tall standing radiator, access to loft space, LVT flooring, coved ceiling.
Bedroom 1	13'11" (4.24m) To Wardrobe x 10'2" (3.1m) PVCu double glazed bow window with shutters, radiator, fitted bedroom furniture, coved ceiling.
Bedroom 2	11'11" (3.63m) x 8'5" (2.57m) PVCu double glazed window with shutters, radiator, fitted bedroom furniture, coved ceiling.
Bedroom 3 / Snug	11'2" (3.4m) x 10'3" (3.12m) Ceiling light well to provide natural light, radiator, coved ceiling.
Shower Room	Double size shower cubicle, vanity hand basin with low level W.C. with concealed cistern, variety of cupboards with inset worktop and sink unit, tall standing radiator with towel rail, coved ceiling, composite panel splashbacks, PVCu double glazed window.
Kitchen	11'8" (3.56m) x 7'6" (2.29m) Comprising light grey wall and base units with quartz worktop incorporating drainer and stainless steel 1½ bowl sink, oven, combination oven and microwave, induction hob with extractor canopy over, integrated dishwasher and washing machine, integrated fridge/freezer, PVCu double glazed window and door to garden, pull out ironing board, composite panel splashbacks, coved ceiling, square archway to:
Extended Lounge / Dining Room	24'1" (7.34m) x 10'4" (3.15m) widening to 11'5 (3.48m), 2 radiators, PVCu double glazed windows and French doors to garden, coved ceiling, wall mounted electric fire with marble style surround.
OUTSIDE	
Front Garden	With block paved car hardstanding, electric charge point, shared side driveway with folding metal and timber gates to:
Rear Garden	With block paved patio, composite decking, artificial grass, timber garden shed, block paved car runners with inset shingle leading to further large block paved area.
Double Garage	19'4" (5.89m) x 18'6" (5.64m) At right angle to property with electric roller door, side access to personal door, double door on other 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 For flood risk information visit: https://www.gov.uk/check-long-

term-flood-risk



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.