

Elmore Close, Lee On The Solent,  
Hampshire, PO13 9ET

£274,250



Middle Terraced House  
Lounge / Dining Room  
Modern First Floor Bathroom  
Gas Central Heating  
Low Maintenance Gardens

Three Bedrooms  
Modern White Kitchen  
PVCu Double Glazing  
Cloakroom

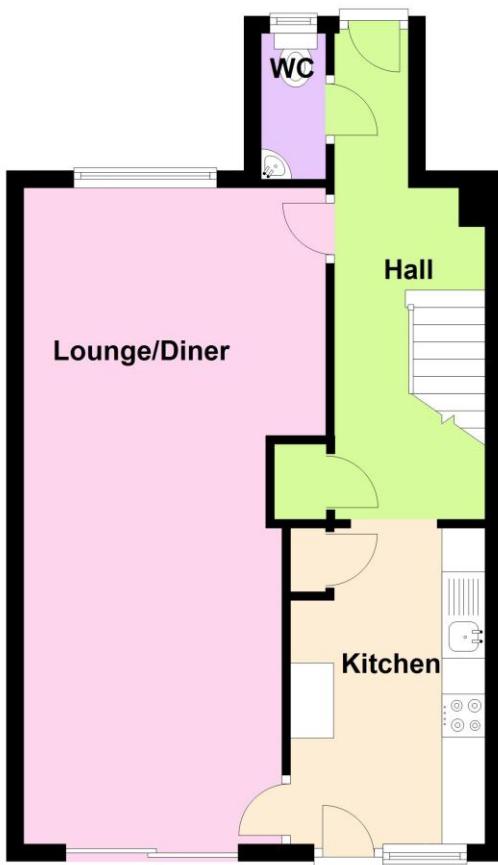
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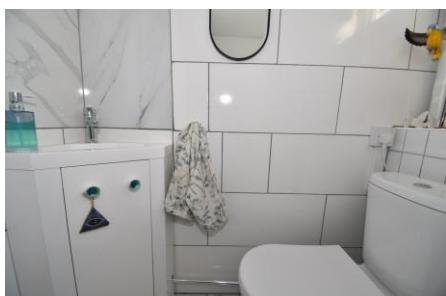
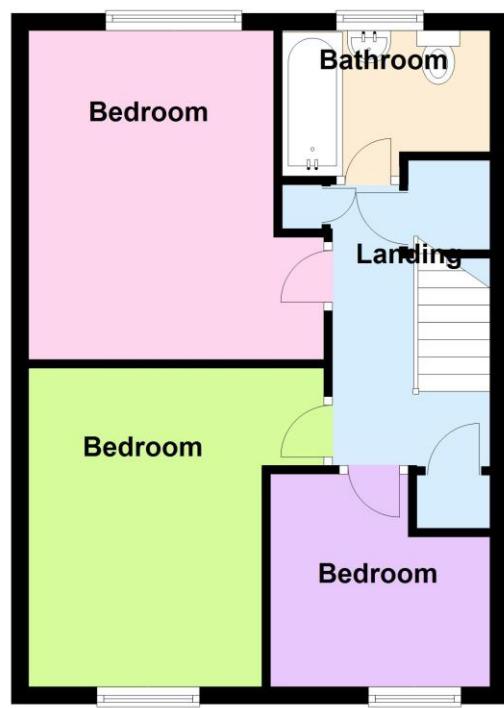
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### Ground Floor



### First Floor



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Entrance Hall	Composite front door with double glazed panel, laminate flooring, radiator, understairs cupboard, storage cupboards with meters, further storage cupboard, stairs to first floor.
Cloakroom	White suite of low level W.C, corner hand basin, tiled walls, PVCu double glazed window.
Lounge / Dining Room	25'0" (7.62m) x 11'6" (3.51m) narrowing to 9'11 (3.02m), PVCu double glazed window, PVCu patio door to garden, laminate flooring, 2 radiators, coved ceiling.
Kitchen	12'0" (3.66m) x 7'4" (2.24m) Single drainer sink unit, white fronted wall and base units with worksurface over, gas cooker point with extractor canopy over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, ceramic tiled floor, tiled splashbacks, larder cupboard.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, over stairs cupboard, shelved cupboard, built in storage cupboard.
Bedroom 1	12'6" (3.81m) x 9'6" (2.9m) Plus Recess PVCu double glazed window, radiator.
Bedroom 2	12'3" (3.73m) x 9'0" (2.74m) widening to 11'3 (3.43m) into recess, PVCu double glazed window, radiator.
Bedroom 3	8'2" (2.49m) Max x 8'6" (2.59m) Max L shaped, PVCu double glazed window.
Bathroom	White suite of panelled bath with mixer tap and separate shower over, vanity hand basin, low level WC., PVCu double glazed window, tiled walls and floor, radiator, wall cupboard.
<b>OUTSIDE</b>	
Front Garden	Laid to artificial grass, paved path, flower bed.
Rear Garden	Artificial grass, patio area, outside store shed, rear pedestrian gate, tiled path.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Agents Note	This property is non traditional construction.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.