

Elmhurst Road, Gosport,  
Hampshire, PO12 1PG

£285,000



Spacious Family Home

Three Bedrooms

First Floor Bathroom

Gas Central Heating

No Forward Chain

Good Size Room Proportions

Three Reception Rooms

PVCu Double Glazing

Conveniently Located To Stoke Road & Its  
Facilities

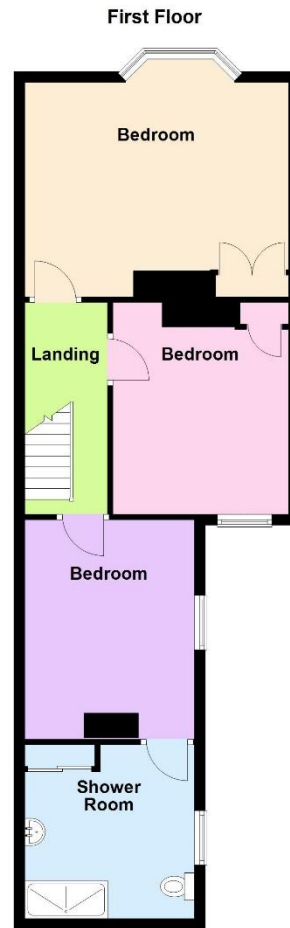
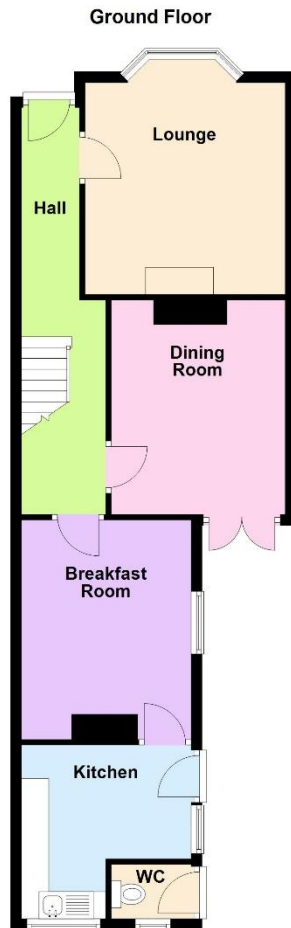
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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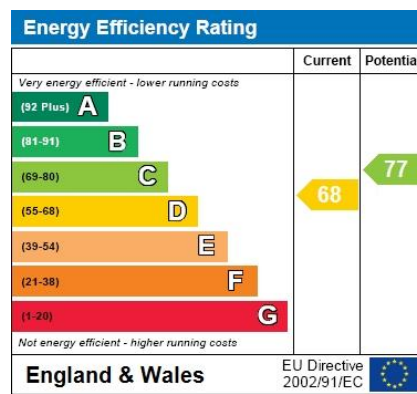


**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Glazed front door, ornamental arch, stairs to first floor, spindled balustrade, understairs cupboard.
Lounge	14'8" (4.47m) Into Bay x 12'8" (3.86m) PVCu double glazed window, ornamental ceiling rose and coving, feature fireplace with tiled inset and hearth, picture rail, radiator.
Dining Room	12'11" (3.94m) x 10'8" (3.25m) PVCu double glazed French doors to sideways, radiator, picture rail, ornamental ceiling rose.
Breakfast Room	13'4" (4.06m) x 10'2" (3.1m) PVCu double glazed window, radiator, brick fireplace, tiled hearth.
Kitchen	10'2" (3.1m) x 6'10" (2.08m) Widening to 10'7" (3.23m), Single drainer stainless steel sink unit, wall and base cupboards with work surface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, 2 PVCu double glazed windows, door to sideways, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Spindled balustrade, access to loft space.
Bedroom 1	16'3" (4.95m) x 12'0" (3.66m) Widening to 14'3" (4.34m) Into Bay, Built in double cupboard, PVCu double glazed window, radiator, ornamental ceiling rose and coving, picture rail.
Bedroom 2	13'0" (3.96m) Max x 10'8" (3.25m) Built in cupboard, fireplace, PVCu double glazed window, radiator, picture rail.
Bedroom 3	13'3" (4.04m) x 10'2" (3.1m) PVCu double glazed window, fireplace, built in cupboard, radiator, wall mounted Worcester gas central heating boiler.
Spacious Shower Room	10'5" (3.18m) x 10'2" (3.1m) Double size shower cubicle, low level W.C., pedestal hand basin, PVCu double glazed window, built in cupboard, coved ceiling, tiled splashbacks.
OUTSIDE	
Front Forecourt	With wall and fence, cast iron gate, tiled path, lawn.
Rear Garden	Outside W.C., lawn and borders.
Block Built Workshop	2 PVCu double glazed windows, double glazed French doors, rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

## 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.