

Fisgard Road, Elson,
Gosport, Hampshire, PO12 4HG

£315,000



Extended Three Bedroom Semi Detached House

L Shaped Kitchen / Dining Room

First Floor Bathroom

Gas Central Heating

Lounge

Snug / Study

PVCu Double Glazing

Garage & Workshop

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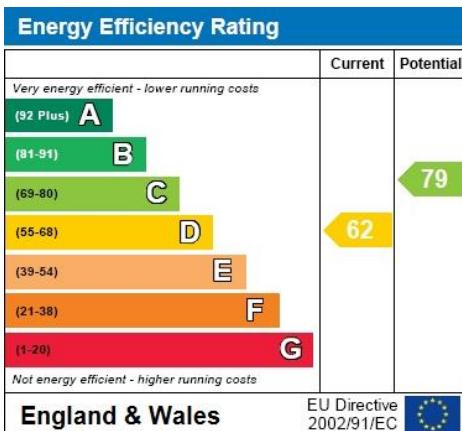
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed window and front door, radiator, stairs to first floor with spindled balustrade, understairs meter cupboard, coved ceiling.
Lounge	15'7" (4.75m) Into Bay x 11'2" (3.4m) PVCu double glazed window, tiled fireplace and hearth, radiator, coved ceiling, glazed French doors to:
Snug / Study	10'4" (3.15m) x 7'9" (2.36m) PVCu double glazed patio door to:
Kitchen / Dining Room	16'5" (5m) x 8'10" (2.69m) widening to 17'11" (5.46m), L shaped, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, plumbing for washing machine, space for dryer, space for American style fridge/freezer, 3 PVCu double glazed windows and door to garden, floor mounted gas central heating boiler, coved ceiling, tiled splashbacks, cooker extractor canopy, radiator.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, overstairs storage cupboard, coved ceiling.
Bedroom 1	10'8" (3.25m) x 10'3" (3.12m) PVCu double glazed window, radiator.
Bedroom 2	11'0" (3.35m) x 10'4" (3.15m) PVCu double glazed window, radiator, airing cupboard.
Bedroom 3	7'10" (2.39m) x 6'3" (1.91m) PVCu double glazed window, radiator.
Bathroom	6'1" (1.85m) x 5'7" (1.7m) White suite of panelled bath with mixer tap and separate shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail, extractor fan, ceramic tiled floor.
OUTSIDE	
Front Garden	Stone wall, lawn and flower borders, shared sideway leading to:
Garage	Cantilever door.
Workshop Adjacent	
Rear Garden	Lawn, well stocked flower and shrub borders.
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.