

Dunkeld Road, Elson,  
Gosport, Hampshire, PO12 4NH

£375,000



Extended End Of Terraced house  
Two Reception Rooms  
Ground Floor Bathroom  
Corner Position  
PVCu Double Glazing

Four Bedrooms  
Kitchen / Breakfast Room  
First Floor Bathroom  
Detached Garage  
Gas Central Heating

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**Ground Floor**



**First Floor**



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Entrance Hall	Composite front door with glazed panel to side, understairs cupboard, radiator, stairs to first floor, picture rail.
Lounge	13'9" (4.19m) x 11'1" (3.38m) PVCu double glazed window with fitted shutters, radiator, fireplace with tiled hearth, picture rail.
Dining Room	12'7" (3.84m) x 9'11" (3.02m) Into Bay PVCu double glazed window and French doors to conservatory, radiator, picture rail.
Conservatory	12'3" (3.73m) x 9'10" (3m) Plus Recess PVCu double glazed windows and French doors to garden, ceramic tiled floor, radiator.
Bathroom	7'11" (2.41m) x 6'2" (1.88m) White suite of panelled bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, 1/2 tiled walls, coved ceiling, tiled floor.
Kitchen / Breakfast Room	22'7" (6.88m) x 7'10" (2.39m) Single drainer stainless steel unit, wall and base units with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, plumbing for washing machine and dishwasher, additional appliance space, space for American style fridge/freezer, 2 PVCu double glazed windows one with fitted shutters, ceramic tiled floor, tiled splashbacks, PVCu double glazed door to side, wall mounted gas central heating boiler, radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade, picture rail.
Bedroom 1	14'5" (4.39m) x 10'4" (3.15m) PVCu double glazed window, radiator, picture rail.
Bedroom 2	11'2" (3.4m) x 10'5" (3.18m) PVCu double glazed window, radiator, built in cupboard, picture rail.
Bedroom 3	22'5" (6.83m) x 7'9" (2.36m) Twin aspect room with 2 PVCu double glazed windows, 2 radiators, fitted wardrobes.
Bedroom 4	7'8" (2.34m) x 5'11" (1.8m) PVCu double glazed window, radiator, picture rail.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., tiled splashbacks, PVCu double glazed window, radiator, extractor fan.
OUTSIDE	
Front Garden	Blocked paved.
Rear Garden	Patio, artificial grass, border with shrubs, timber side gate, double timber gates to side.
Detached Garage	Located to the rear.



## Services

We understand that this property is connected to mains gas, electric, water and sewage.

## Tenure

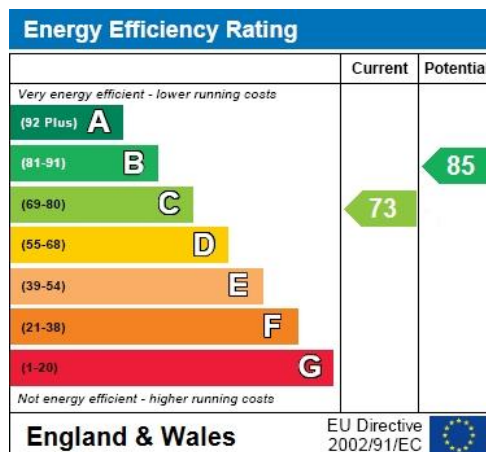
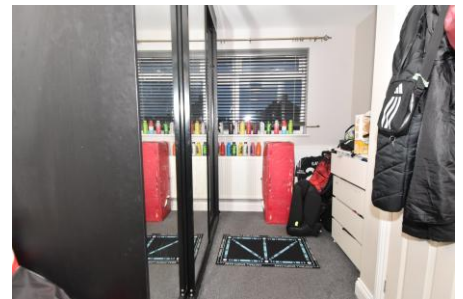
Freehold.

## 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:
<div>Viewing Notes</div>		

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.