

**Fisgard Road, Elson,
Gosport, Hampshire, PO12 4HQ**

**OFFERS INVITED
£349,995**



Semi Detached House
Extended Accommodation
Dining Area
Ground Floor Utility / Cloakroom
PVCu Double Glazing & Gas Central Heating

Three Bedrooms
Separate Lounge
Kitchen / Family Room
First Floor Bathroom
Block Paved Hardstanding To Front

023 9258 5588

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



First Floor



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

Entrance Hall	PVCu double glazed window and door, ceramic tiled floor, PVCu double glazed door to:
Entrance Hall	Dado rail, picture rail, tall standing radiator, understairs meter cupboard, laminate flooring, stairs to first floor.
Lounge	12'4" (3.76m) Into Bay x 10'11" (3.33m) Fireplace with marble style inset and hearth, living flame gas fire, PVCu double glazed window, picture rail, double radiator, laminate flooring.
Shower Room / Utility Room	Shower cubicle, vanity hand basin, low level W.C. with conceal cistern, plumbing for washing machine, radiator, PVCu double glazed window, wall mounted gas central heating boiler, chrome heated shower cubicle, tiled walls, extractor fan.
Dining Area	11'3" (3.43m) x 10'2" (3.1m) Timber fire surround with cast iron inset and marble hearth, tall standing radiator, laminate flooring.
Kitchen / Family Room	15'0" (4.57m) x 15'1" (4.6m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, integrated dishwasher, fridge and freezer, built in oven and oven, tall standing radiator, PVCu double glazed door and window, breakfast bar, Quartz worktop, inset spotighting, double glazed lantern window with LED lighting.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, laminate flooring, picture rail, access to loft space.
Bedroom 1	10'9" (3.28m) x 9'2" (2.79m) PVCu double glazed window, radiator, 2 built in wardrobes, picture rail.
Bedroom 2	11'3" (3.43m) x 10'3" (3.12m) PVCu double glazed window, radiator, laminate flooring, picture rail.
Bedroom 3	7'8" (2.34m) x 6'1" (1.85m) Including Wardrobes, PVCu double galzed window, radiator. Currently with built in double wardrobe with mirror sliding doors, laminate flooring, picture rail.
Bathroom	White suite of vanity hand basin, bath with shower over and screen, low level W.C. chrome heated towel rail, PVCu double glazed window, tiled walls, extractor fan, tiled floor.
OUTSIDE	
Front Garden	Brick paved front hardstanding, side pedestrian access to;
Rear Garden	With patio, iron rail, lawn, trees and shrubs, timber garden shed, metal shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

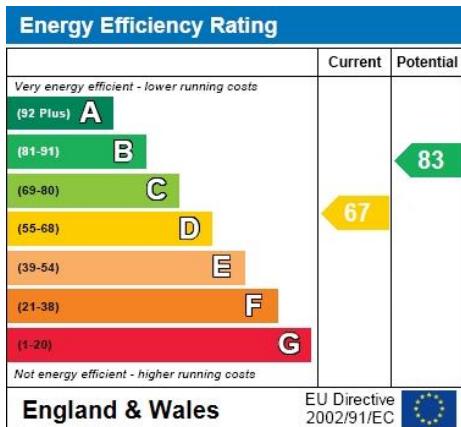
Freehold.

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:

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.