

Weymouth Avenue, Elson,  
Gosport, Hampshire, PO12 4NR

£335,000



Semi Detached House  
Two Reception Rooms  
Modern Kitchen & Bathroom  
Rear Garden Of Sunny Aspect  
Gas Central Heating

Three Bedrooms  
Double Glazed Sun Lounge  
Driveway & Garage  
Cul-De-Sac Location  
PVCu Triple Glazing To Many Windows

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Entrance Porch	PVCu double glazed front door and window, laminate flooring, PVCu double glazed door to:
Entrance Hall	Radiator, PVCu double glazed window, laminate flooring, stairs to first floor with spindled balustrade, dado rail, understairs meter cupboard.
Lounge	13'5" (4.09m) Into Bay x 12'6" (3.81m) PVCu triple glazed window, radiator, fire surround with marble style inset and hearth, coved ceiling, 3 wall uplighters.
Dining Room	13'0" (3.96m) x 11'1" (3.38m) Fire surround with marble inset and hearth, laminate flooring, PVCu double glazed sliding patio door to:
Conservatory	18'0" (5.49m) x 9'11" (3.02m) narrowing to 3'11 (1.19m), L Shaped, PVCu double glazed windows and door, radiator, ceramic tiled floor, insulated roof, storage cupboard.
W.C.	Low level W.C., PVCu double glazed window, laminate flooring.
Kitchen	12'1" (3.68m) x 7'1" (2.16m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in double oven and 4 ring induction hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, PVCu triple glazed window, wall mounted gas central heating boiler concealed within cupboard, integrated fridge and freezer, laminate flooring, tiled splashbacks.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, dado rail, access to loft space.
Bedroom 1	13'11" (4.24m) x 11'1" (3.38m) PVCu triple glazed window, radiator, built in cupboard.
Bedroom 2	12'11" (3.94m) x 11'10" (3.61m) PVCu triple glazed window, radiator, built in cupboard.
Bedroom 3	7'4" (2.24m) x 7'2" (2.18m) PVCu triple glazed window, radiator.
Shower Room	6'8" (2.03m) x 6'4" (1.93m) Shower cubicle with glass screen, low level W.C., vanity hand basin with cupboard under, PVCu triple glazed window, aqua panel splashbacks, chrome heated towel rail, laminate flooring, coved ceiling.
<b>OUTSIDE</b>	
Front Garden	Brick wall and block paved hardstanding for 2 cars.
Garage	16'11" (5.16m) Max x 7'10" (2.39m) Cantilever door, PVCu double glazed window, PVCu door, power and light.

Rear Garden

Of sunny aspect, lawn, patio, decking area, flower borders.

Services

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

Tenure

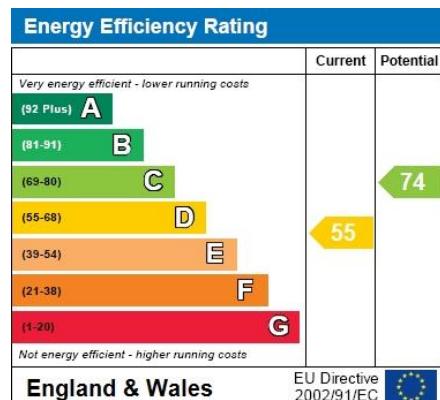
Freehold.

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.