

Chestnut Walk, Elson,  
Gosport, Hampshire, PO12 4BH

£285,000



End Of Terraced House  
Lounge/Dining Room  
Modern Kitchen  
Cloakroom  
Off Road Parking

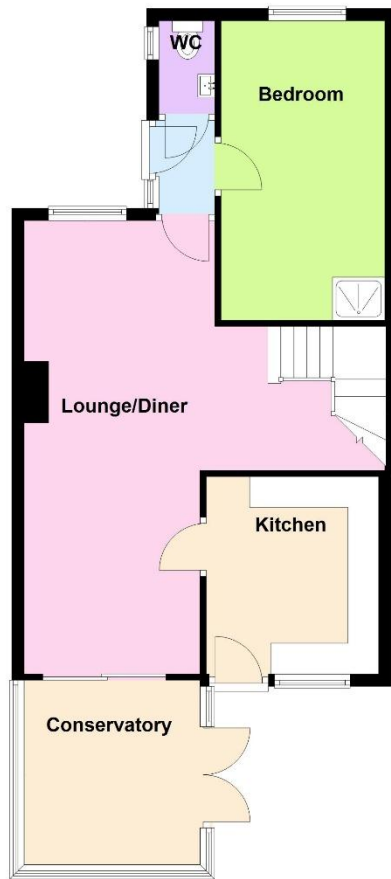
Three Bedrooms  
Conservatory  
Ground Floor Fourth Bedroom Or Study  
No Forward Chain

**023 9258 5588**

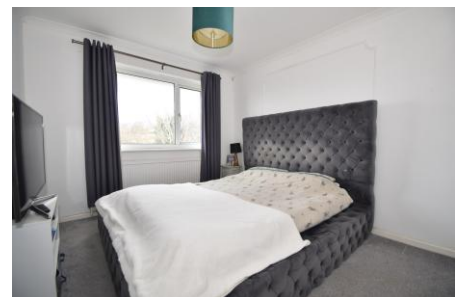
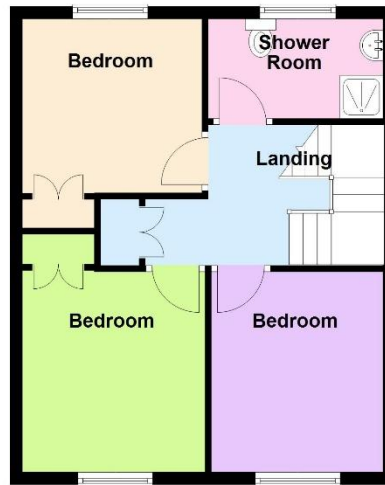
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Ground Floor



First Floor

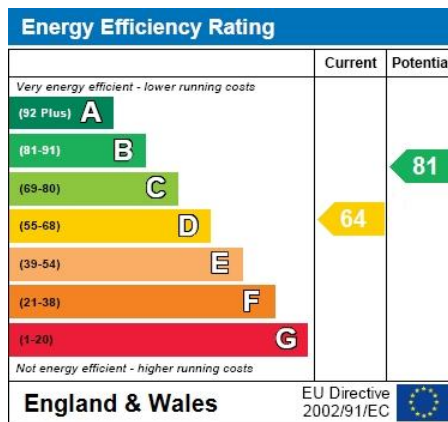


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Entrance Hall	PVCu double glazed front door and window, timber flooring, door to:
Bedroom 4 / Study	16'0" (4.88m) x 8'2" (2.49m) PVCu double glazed window, radiator, plumbing for washing machine, fitted shower.
Cloakroom	W.C., hand basin, radiator, PVCu double glazed window.
Lounge/ Dining Room	24'2" (7.37m) x 10'2" (3.1m) widening to 13'8" (4.17m) into stair recess, PVCu double glazed window, aluminium double glazed patio door to conservatory, fire surround with marble style inset and hearth, 2 radiators, coved ceiling, understairs cupboard, stairs to first floor.
Kitchen	10'6" (3.2m) x 9'2" (2.79m) Single bowl enamel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, integrated dishwasher, tiled splashbacks, radiator, PVCu double glazed window, door to garden.
Conservatory	11'0" (3.35m) x 8'6" (2.59m) PVCu double glazed window and door, polycarbonate roof, timber flooring.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard with hot water tank and wall mounted gas central heating boiler, coved ceiling.
Bedroom 1	10'7" (3.23m) x 9'1" (2.77m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	9'7" (2.92m) x 9'2" (2.79m) PVCu double glazed window, radiator, built in double cupboard, coved ceiling.
Bedroom 3	10'9" (3.28m) x 9'9" (2.97m) PVCu double glazed window, radiator, built in double cupboard, coved ceiling.
Shower Room	9'1" (2.77m) x 5'6" (1.68m) Shower cubicle, pedestal hand basin, low level W.C., tiled walls, PVCu double glazed window, chrome heated towel rail, ceramic tiled floor.
OUTSIDE	
Front Garden	With block paved hardstanding for 2 cars, side pedestrian access to:
Rear Garden	Paved patio, lawn.
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.