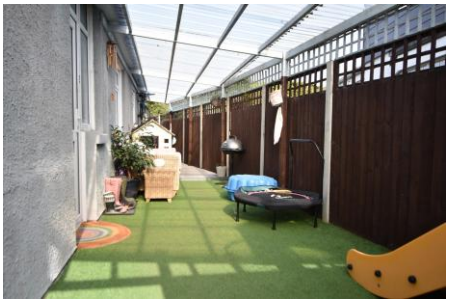
DIMON
Estate Agents

Elson Road, Elson,
Gosport, Hampshire, PO12 4AD

£325,000



- Detached House
- Parking For Several Cars
- Two Good Size Reception Rooms
- PVCu Double Glazing & Gas Central Heating
- Useful Covered Side Passageway
- Ideal Family Home
- Three Bedrooms
- Spacious Kitchen & Utility Room
- Timber Summer House
- An Individual Dutch Style Home

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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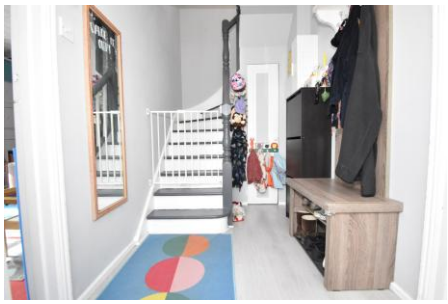
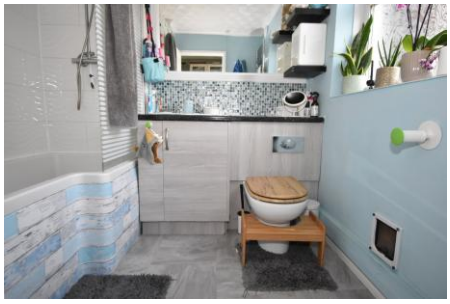
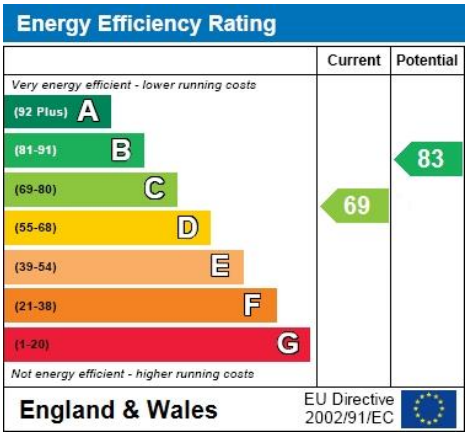


SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, radiator, understairs cupboard, stairs to first floor.
Lounge	13'1" (3.99m) Into Bay x 12'9" (3.89m) PVCu double glazed window, 2 radiators, laminate flooring.
Dining Room	12'11" (3.94m) x 9'10" (3m) Plus Alcove, PVCu double glazed window, radiator, laminate flooring.
Kitchen	12'9" (3.89m) x 7'11" (2.41m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in double oven and 5 ring gas hob with cooker extractor canopy over, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, laminate flooring, 2 PVCu double glazed windows on twin aspect, Vaillant gas central heating boiler.
Utility Room	7'3" (2.21m) x 5'1" (1.55m) Base unit with worksurface over, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window and door to garden, laminate flooring.
Bathroom	7'5" (2.26m) x 7'2" (2.18m) Panelled bath with mixer tap and separate shower over, vanity hand basin, low level W.C., shower screen, PVCu double glazed window, built in shelving unit, laminate flooring, chrome heated towel rail, extractor fan.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	13'7" (4.14m) Into Bay x 10'3" (3.12m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 2	10'11" (3.33m) x 9'11" (3.02m) narrowing to 6`6 (1.98m) PVCu double glazed window, radiator.
Bedroom 3	9'2" (2.79m) x 5'11" (1.8m) PVCu double glazed window, radiator.
OUTSIDE	
Front Driveway	With timber fence, stone chippings giving parking for several cars, side pedestrian gate to:
Covered Side Area	Artificial grass, composite decking, covered canopy.
Rear Garden	Composite decking, paved path, lawn and patio, flower border, brick built BBQ.
Summer House	10'11" (3.33m) Max x 11'6" (3.51m) Average, PVCu double glazed French doors and window, insulated, power and light.
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.