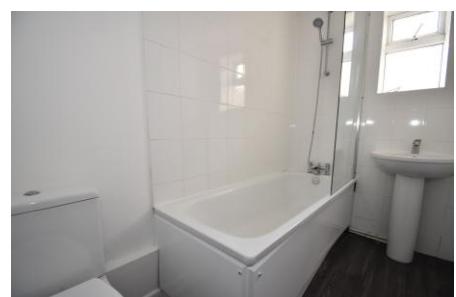


Elmhurst Road, Gosport,  
Hampshire, PO12 1PQ

£235,000



Middle Terraced House

Three Reception Rooms

Gas Central Heating

No Forward Chain

Three Bedrooms

PVCu Double Glazing

Conveniently Located To Stoke Road & Its Facilities

# 023 9258 5588

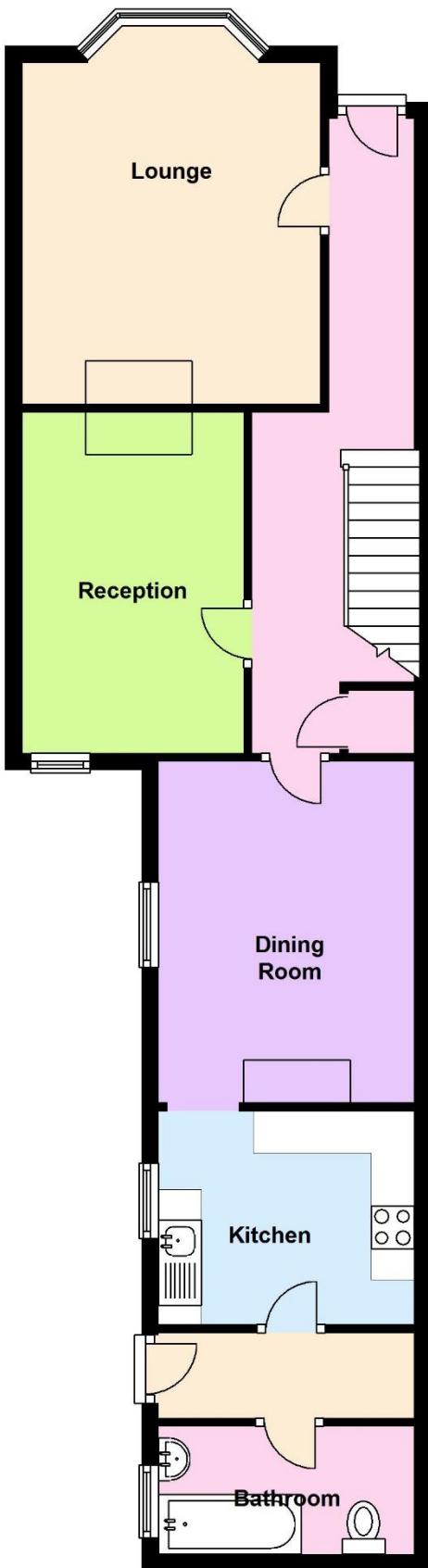
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

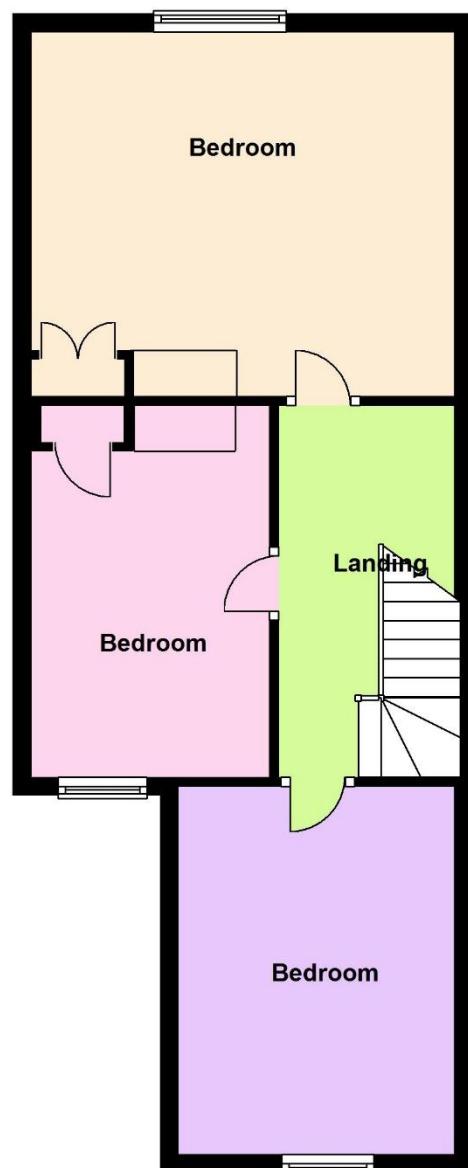
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**Ground Floor**



**First Floor**





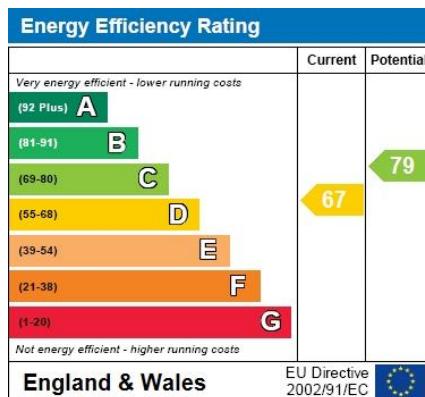
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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, double radiator, ornamental arch, coved ceiling, understairs meter cupboard, stairs to first floor, spindled balustrade.
Lounge	14'5" (4.39m) Into Bay x 10'10" (3.3m) Fire surround with cast iron inset and tiles, marble hearth, double radiator, coved ceiling.
Dining Room	11'11" (3.63m) x 8'3" (2.51m) PVCu double glazed window, radiator.
Breakfast Room	11'4" (3.45m) Plus Recess x 9'0" (2.74m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	9'0" (2.74m) x 7'7" (2.31m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob with cooker extractor canopy over, wall mounted Vaillant gas central heating boiler, tiled splashbacks, PVCu double glazed window, space for fridge/freezer.
Rear Lobby	PVCu double glazed door, plumbing for washing machine and shelf.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, shower screen, low level W.C., pedestal hand basin, tiled splashbacks, PVCu double glazed window, heated towel rail, laminate flooring.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	14'2" (4.32m) x 11'10" (3.61m) PVCu double glazed window, double radiator, built in cupboard.
Bedroom 2	10'8" (3.25m) Plus Recess x 8'3" (2.51m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	12'6" (3.81m) x 9'0" (2.74m) PVCu double glazed window, double radiator.
<b>OUTSIDE</b>	
Front Garden	Wall and laid to slate chippings.
Rear Garden	Of sunny aspect, paving, rear pedestrian gate to service road.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

## 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.