

Netherton Road, Elson,
Gosport, Hampshire, PO12 4PH

£279,000



Semi Detached House
Lounge / Dining Room
First Floor Bathroom
Gas Central Heating
Low Maintenance Rear Garden

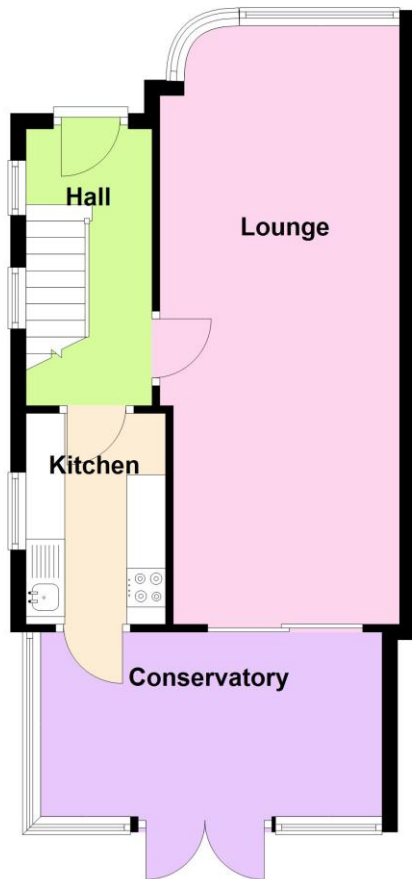
Three Bedrooms
Conservatory
PVCu Double Glazing
Off Road Parking
No Forward Chain

023 9258 5588

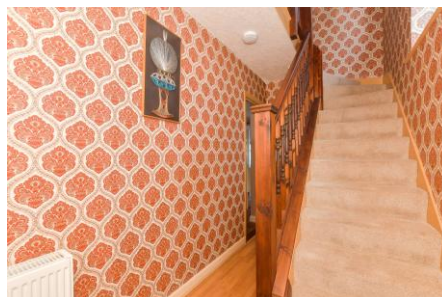
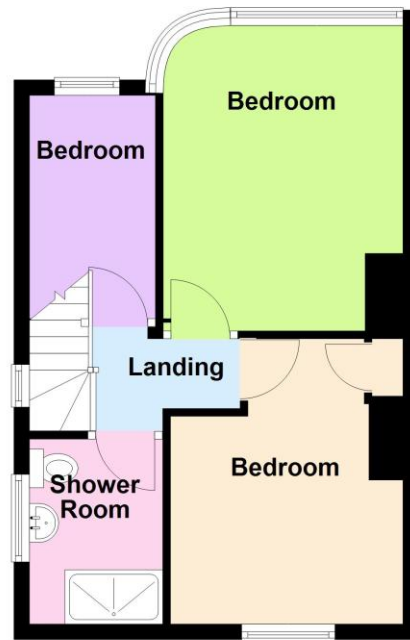
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed front door and 3 side windows, radiator, understairs meter cupboard, stairs to first floor with spindled balustrade.
Lounge / Dining Room	26'1" (7.95m) x 9'10" (3m) Narrowing to 9'7" (2.92m), PVCu double glazed window and sliding patio door to conservatory, 2 radiators.
Kitchen	8'11" (2.72m) Plus Recess x 5'10" (1.78m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, wall mounted gas central heating boiler, tiled splashbacks, PVCu double glazed window, glazed door to conservatory.
Conservatory	14'5" (4.39m) x 7'6" (2.29m) PVCu double glazed windows and French doors to garden, polycarbonate roof, plumbing for washing machine.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'9" (4.19m) x 9'11" (3.02m) PVCu double glazed window, radiator.
Bedroom 2	11'10" (3.61m) x 9'10" (3m) PVCu double glazed window, shelved cupboard, radiator,
Bedroom 3	9'4" (2.84m) Max x 5'9" (1.75m) PVCu double glazed window, radiator.
Shower Room	7'11" (2.41m) x 5'10" (1.78m) Double size shower cubicle, pedestal hand basin, low level W.C., tiled splashbacks, PVCu double glazed window, radiator.
OUTSIDE	
Front Garden	Block paved hardstanding, double timber gates, side pedestrian access to:
Rear Garden	Paved for low maintenance with timber 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.