DIMON
Estate Agents

Shalbourne Road, Elson, Gosport, Hampshire, PO12 4PR

OFFERS IN REGION OF £255,000











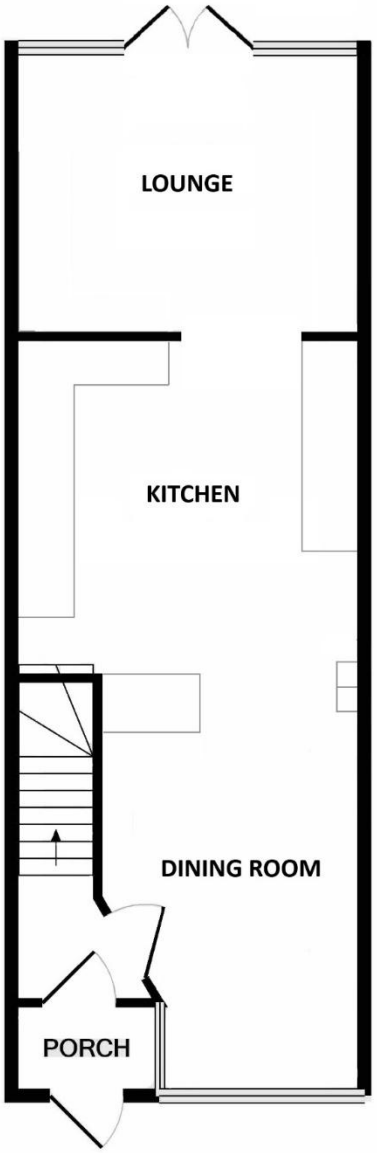


- Middle Terraced House
- Two Bedrooms
- Rear Lounge Overlooking The Garden
- PVCu Double Glazing
- Garage Located To Rear
- Extended Accommodation
- Modern Kitchen
- Modern First Floor Bathroom
- Off Road Parking
- Ideal First Time Purchase

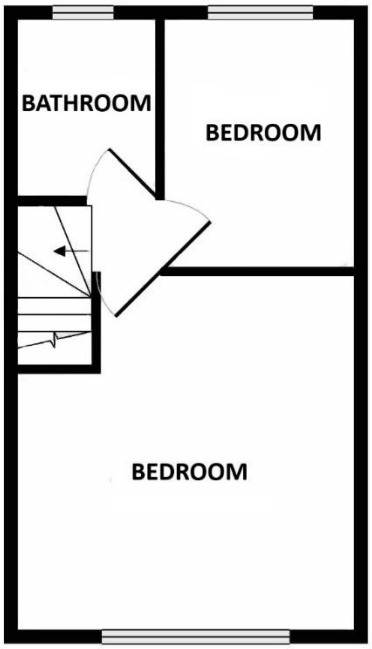
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www.GosportProperty.com



GROUND FLOOR



1ST FLOOR





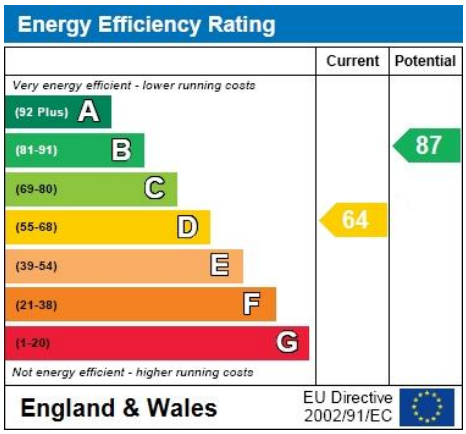


SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door and window.
Entrance Hall	Front door with stained glass panel, laminate flooring, stairs to first floor.
Open Plan Ktichen / Dining Room	21'7" (6.58m) x 9'9" (2.97m) widening to 12`4 (3.76m), PVCu double glazed window, radiator, laminate flooring.
Kitchen Area	Ceramic sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled splashbacks, laminate flooring.
Lounge	12'2" (3.71m) x 10'4" (3.15m) PVCu double glazed French doors and windows, wall mounted gas central heating boiler, 2 radiators, laminate flooring.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'6" (3.81m) x 10'0" (3.05m) PVCu double glazed window, radiator.
Bedroom 2	8'8" (2.64m) x 6'4" (1.93m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	White suite of panelled bath with mixer tap and separate shower over, vanity hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, heated towel rail, extractor fan.
OUTSIDE	
Front Garden	Concreted and block paved hardstanding, path, flower borders.
Rear Garden	Patio and path, flower borders, artificial grass, picket fence, rear pedestrian gate to service road.
Detached Garage	Located to the rear with personal door to garden, up and over door.
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.