

Findon Road, Elson,  
Gosport, Hampshire, PO12 4ER

£310,000



Semi Detached House

Three Bedrooms

Converted Conservatory To Family Room

PVCu Double Glazing

Good Size Rear Garden Backing Onto  
Allotments

Ideal Family Home

Two Reception Rooms

Modern First Floor Bathroom

Gas Central Heating

Off Road Parking

**023 9258 5588**

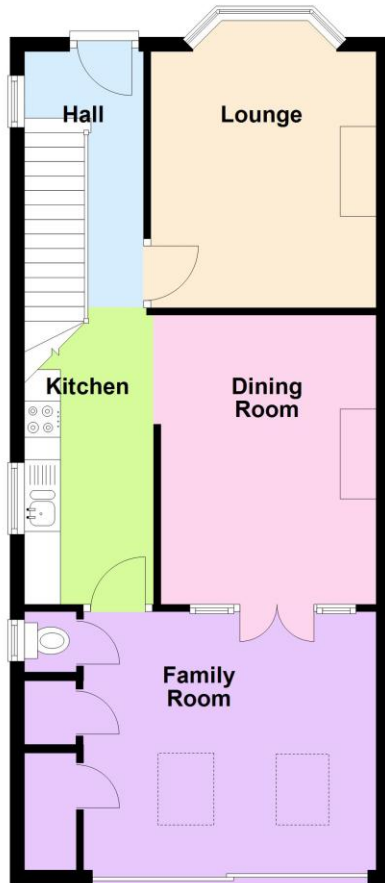
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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

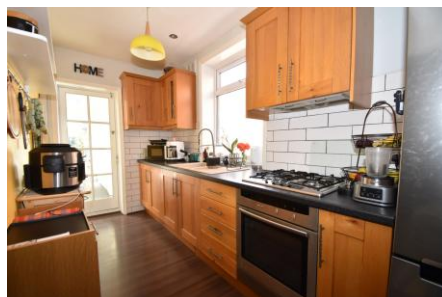
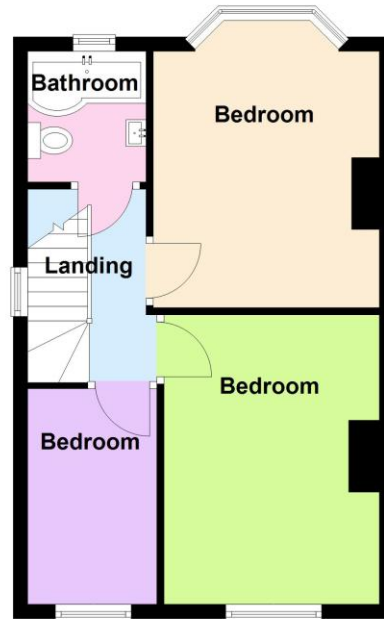
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**Ground Floor**



**First Floor**

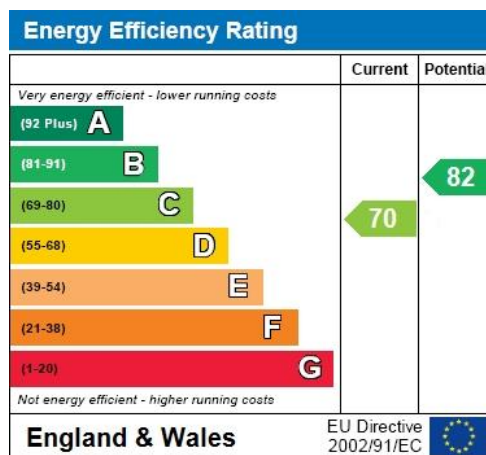


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door with glazed panel, PVCu double glazed window, radiator, understairs meter cupboard, picture rail, stairs to first floor with spindle balustrade.
Lounge	13'5" (4.09m) Into Bay x 10'4" (3.15m) PVCu double glazed window, radiator, laminate flooring, picture rail.
Kitchen	13'2" (4.01m) x 5'10" (1.78m) 1½ bowl composite sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, tiled splashbacks, Georgian style glazed door to family room, laminate flooring.
Dining Room	13'3" (4.04m) x 9'9" (2.97m) Cast iron fireplace with timber surround and hearth, radiator, laminate flooring, picture rail, Georgian style glazed French doors to:
Family Room	13'7" (4.14m) x 16'7" (5.05m) Converted conservatory with insulated roof, PVCu double glazed patio doors and windows, 2 Velux windows, tall standing radiator, cupboard with plumbing for washing machine and wall mounted gas central heating boiler, further storage cupboard.
W.C. Off	With low level W.C.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, picture rail.
Bedroom 1	14'1" (4.29m) Into Bay x 10'4" (3.15m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	13'4" (4.06m) x 9'10" (3m) PVCu double glazed window, radiator, tiled fireplace, coved ceiling.
Bedroom 3	10'5" (3.18m) x 5'11" (1.8m) PVCu double glazed window, radiator, coved ceiling, laminate flooring.
Bathroom	White suite of panelled bath with Mira shower over, shower screen, low level W.C., vanity hand basin, PVCu double glazed window, tiled walls, chrome heated towel rail, coved ceiling, access to loft space.
<b>OUTSIDE</b>	
Front Garden	Concreted hardstanding for cars in paving effect, flower borders, shared side pedestrian access to:
Rear Garden	A good size rear garden with lawn, patio and plastic 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>



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.