

Rogers Close, Elson,
Gosport, Hampshire, PO12 4XW

£215,000



Middle Terraced House
Lounge
First Floor Modern Bathroom
PVCu Double Glazing
Cul-De-Sac Location

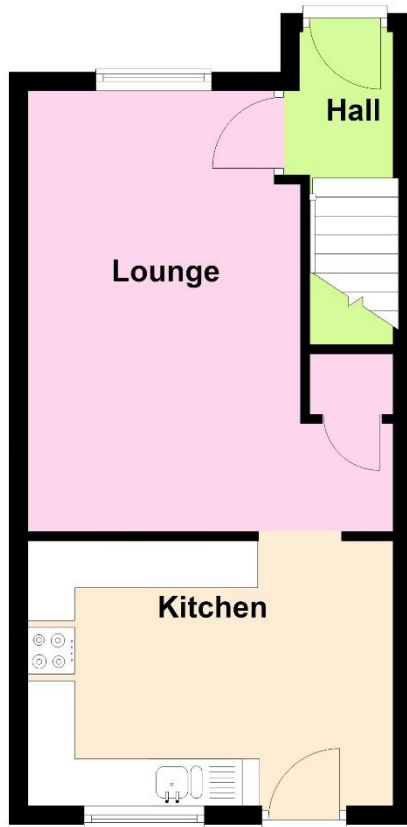
Two Bedrooms
Kitchen / Dining Room
Two Parking Spaces In Front Of Property
Gas Central Heating
Of Interest To First Time Buyers

023 9258 5588

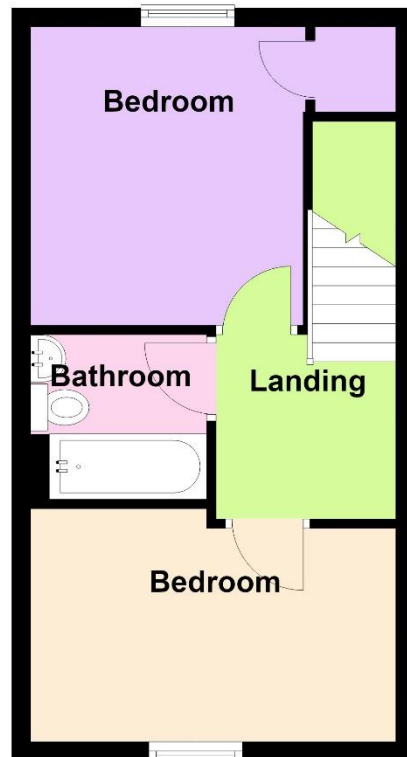
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Ground Floor

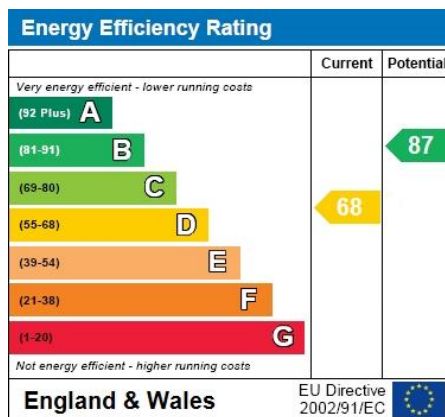


First Floor



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Entrance Hall	Composite front door with glazed panel, radiator, stairs to first floor.
Lounge	15'5" (4.7m) x 9'8" (2.95m) widening to 12'9 (3.98m), PVCu double glazed window, radiator, coved ceiling, understairs storage cupboard.
Kitchen / Dining Room	12'9" (3.89m) x 9'2" (2.79m) 1½ bowl composite sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, gas cooker point, PVCu double glazed window and door to garden, tiled splashbacks, space for fridge/freezer, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard.
Bedroom 1	12'9" (3.89m) x 8'6" (2.59m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	9'9" (2.97m) x 9'8" (2.95m) PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Bathroom	White suite of panelled bath with Mira shower over, shower screen, W.C. with concealed cistern, vanity hand basin with cupboard under, tiled splashbacks, radiator.
OUTSIDE	
Front Garden	Tarmac car handstanding for car, paved path.
Rear Garden	Paved patio, timber shed, rear pedestrian gate.
Additional Parking	Addition space for the property, which is the 1st on left when entering the cul-de-sac of Rogers Close
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.