

Anthony Grove, Elson,
Gosport, Hampshire, PO12 4AR

OFFERS IN EXCESS
OF £245,000



Middle Terraced House

Extended Accommodation

Kitchen / Breakfast Room

Garage Located To Rear & Front Driveway

Popular Residential Location

Three Bedrooms

Lounge / Dining Room

First Floor Bathroom

Updating & Improvement Required

No Forward Chain

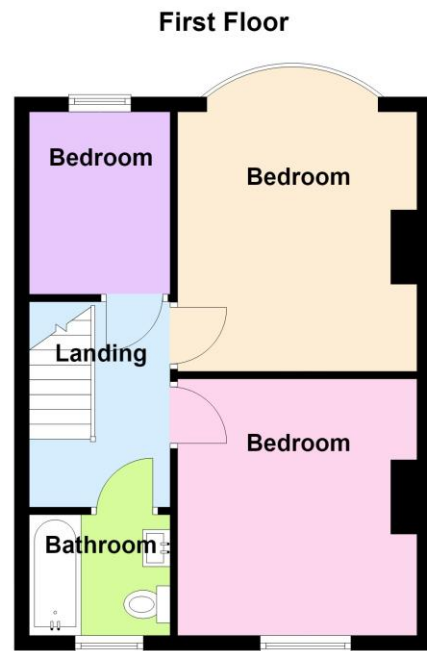
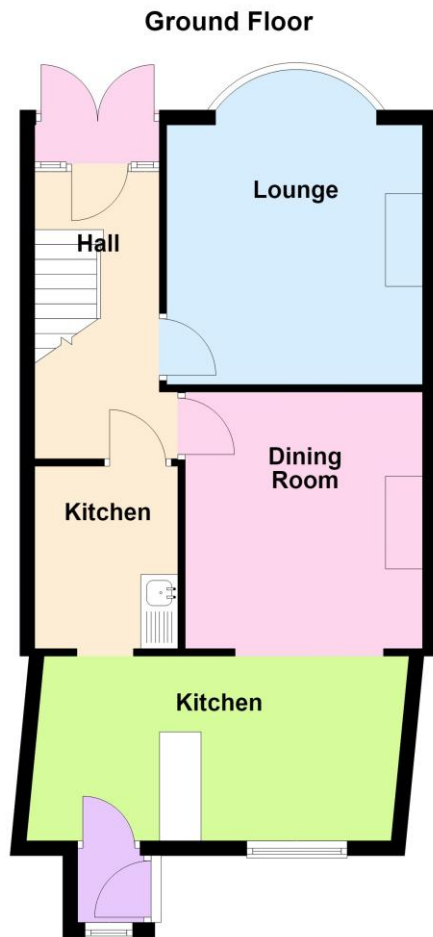
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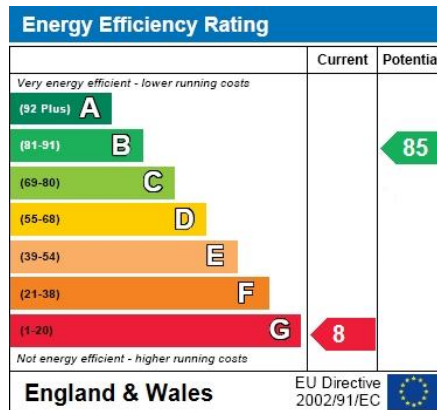
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Entrance Porch	PVCu double glazed front door, glazed inner door to:
Entrance Hall	Picture rail, stairs to first floor, understairs meter cupboard.
Lounge	13'5" (4.09m) Into Bay x 11'3" (3.43m) Stone fireplace and hearth, picture rail.
Dining Room	11'5" (3.48m) x 10'7" (3.23m) Brick fireplace and hearth, picture rail, archway to:
Breakfast Room	16'2" (4.93m) x 8'2" (2.49m) Glazed door to rear lobby, aluminium window, archway to:
Kitchen	8'3" (2.51m) x 6'4" (1.93m) Single drainer stainless steel sink unit with cupboard under, gas cooker point, larder cupboard.
Rear Lobby	With glazed door to garden.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	14'0" (4.27m) Into Bay x 11'0" (3.35m) Aluminium window, tiled fireplace.
Bedroom 2	11'5" (3.48m) x 11'0" (3.35m) Aluminium window, picture rail, tiled fireplace.
Bedroom 3	8'4" (2.54m) x 5'11" (1.8m) Aluminium window, picture rail.
Bathroom	Bath, hand basin, W.C., wall mounted multi-point water heater, aluminium window, tiled splashbacks.
OUTSIDE	
Front Garden	With lawn and shrubs, drop kerb leading to concrete runners, providing off road parking space.
Rear Garden	Lawn and borders.
Garage	16'11" (5.16m) x 12'4" (3.76m) narrowing to 10'7" (3.23m), Cantilever door, personal door to garden.
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.