DIMON
Estate Agents

Elson Lane, Elson,
Gosport, Hampshire, PO12 4ET

£290,000













- Semi Detached House
- Lounge / Dining Room
- Ground Floor Shower Room
- PVCu Double Glazing
- Own Driveway & Garage
- Three Bedrooms
- Double Glazed Conservatory
- First Floor Bathroom
- Gas Central Heating
- No Forward Chain

023 9258 5588

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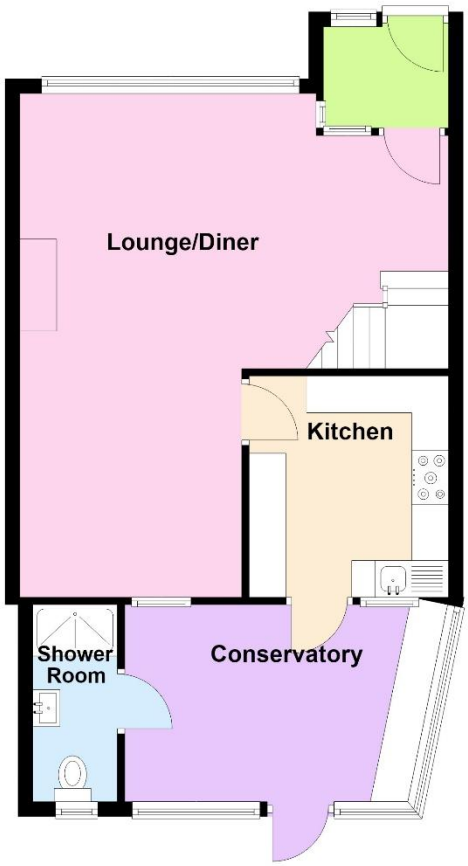
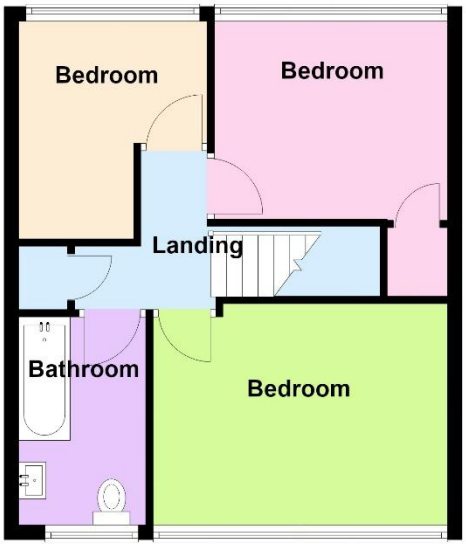
Email: office@dimon-estate-agents.co.uk

Ground Floor



First Floor









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

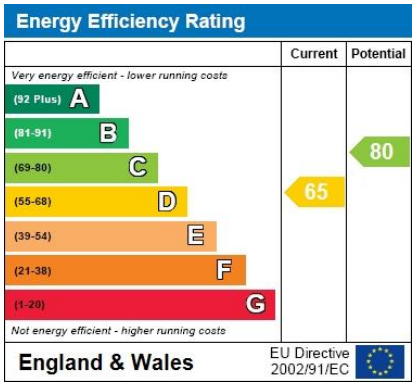
Entrance Porch	PVCu double glazed front door and window, glazed inner door to:
Lounge / Dining Room	22'1" (6.73m) x 18'10" (5.74m) narrowing to 9`6 (2.9m), L Shaped, PVCu double glazed window, 3 radiators, stone fireplace, tiled hearth, coved ceiling, stairs to first floor.
Kitchen	9'11" (3.02m) x 8'10" (2.69m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, recess for range style cooker with cooker to remain, cooker extractor canopy over, tiled splashbacks, cupboard with wall mounted gas central heating boiler, door to;
Conservatory	8'9" (2.67m) x 13'7" (4.14m) Average, PVCu double glazed windows and door to garden, radiator, polycarbonate roof, ceramic tiled floor, plumbing for washing machine and dishwasher, base and wall units with worksurface over.
Shower Room	8'6" (2.59m) x 3'9" (1.14m) Shower cubicle, vanity hand basin, low level W.C., chrome heated towel rail, ceramic tiled floor, tiled walls, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Access to loft space, shelved cupboard.
Bedroom 1	13'2" (4.01m) x 10'4" (3.15m) PVCu double glazed window, radiator.
Bedroom 2	10'3" (3.12m) x 8'3" (2.51m) PVCu double glazed window, radiator, overstairs cupboard.
Bedroom 3	9'9" (2.97m) Max x 8'4" (2.54m) PVCu double glazed window, radiator.
Bathroom	9'3" (2.82m) x 5'5" (1.65m) Panelled bath with mixer tap and Mira shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, radiator.
OUTSIDE	
Front Garden	Brick wall, iron gates, flower borders, concrete driveway with space for several cars, pedestrian side gate to rear garden.
Garage	Cantilever door.
Rear Garden	Patio, lawn and shrubs, green house, area laid to shingle.
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.