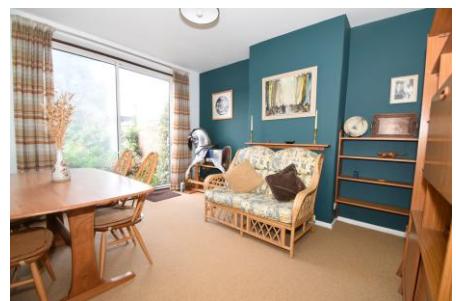


Hastings Avenue, Elson,  
Gosport, Hampshire, PO12 4BY

£330,000



Semi Detached House  
Popular Location  
First Floor Bathroom  
Driveway & Garage  
In Our Opinion, An Ideal Family Home

Three Bedrooms  
Two Reception Rooms  
Good Size Garden  
Gas Central Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

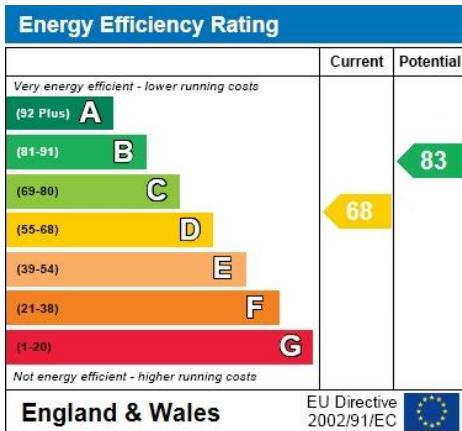
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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Front door with timber panel, PVCu double glazed window, radiator, understairs meter cupboard stairs to first floor.
Lounge	13'4" (4.06m) Into Bay x 12'3" (3.73m) PVCu double glazed window, stone fireplace with living flame gas fire, radiator.
Dining Room	13'0" (3.96m) x 11'3" (3.43m) Aluminium double glazed patio doors to garden, radiator.
Kitchen	12'4" (3.76m) x 6'10" (2.08m) Single drainer stainless steel sink unit, base cupboards with worksurface, plumbing for washing machine, gas cooker point, PVCu double glazed window, wall mounted gas central heating boiler, radiator, larder cupboard, tiled splashbacks, space for fridge.
Rear Lobby	With PVCu double glazed door to garden, storage cupboard off.
W.C.	WC with high level cistern, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Double glazed window.
Bedroom 1	13'10" (4.22m) Into Bay x 11'1" (3.38m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	13'0" (3.96m) x 12'3" (3.73m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	7'2" (2.18m) x 7'2" (2.18m) Double glazed window, radiator.
Bathroom	Panelled bath, pedestal hand basin, W.C., double glazed window, tiled splashbacks, radiator, access to loft space.
OUTSIDE	
Front Garden	With block paved driveway with space for several cars, laid to pebble and single, shrubs. Side pedestrian gate to:
Rear Garden	With lawn, timber shed, flower and shrub borders.
Garage	Brick built with cantilever door, personal door to rear.
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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.