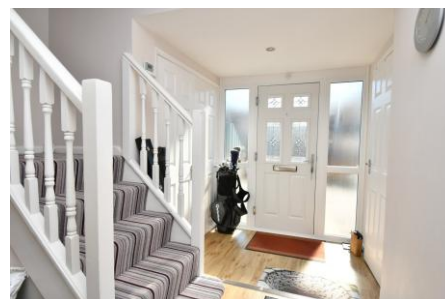
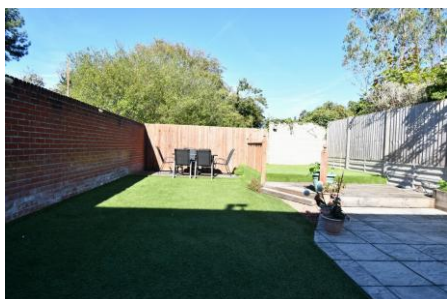


Exmouth Road, Elson,
Gosport, Hampshire, PO12 4EX

£365,000



Semi Detached House

Bedroom 4 / Study

Full Width Kitchen Extension

Four Piece First Floor Bathroom

Low Maintenance Rear Garden

Three Bedrooms

Spacious Open Plan Family Room

Ground Floor Cloakroom

Block Paved Driveway

Gas Central Heating & PVCu Double
Glazing

023 9258 5588

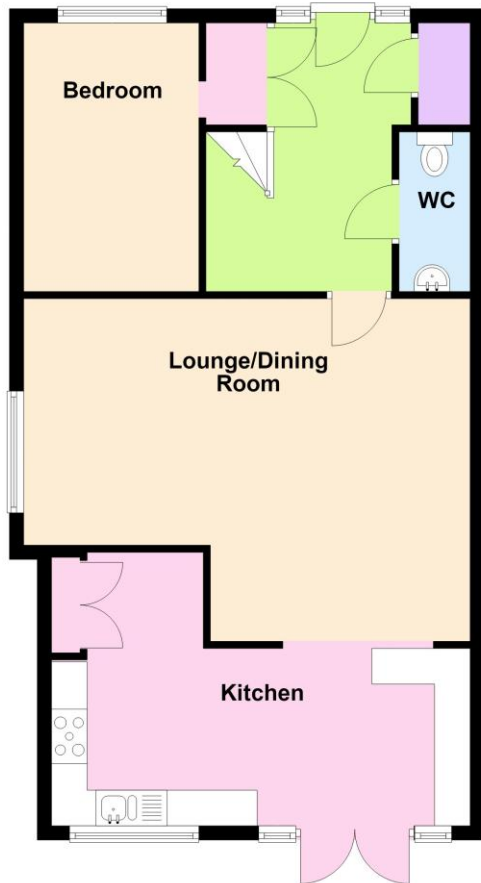
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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

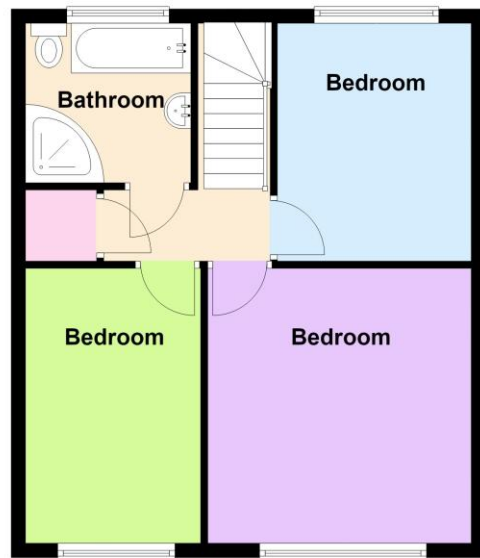
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Ground Floor



First Floor



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

Entrance Hall	Composite front door with windows adjacent, stairs to first floor with spindled balustrade, radiator, understairs recess, storage cupboard.
Cloakroom	Low level W.C., vanity hand basin with cupboard under, tiled splashbacks.
Bedroom 4 / Study	12'6" (3.81m) x 8'1" (2.46m) PVCu double glazed window, radiator.
Family Room	20'7" (6.27m) x 15'9" (4.8m) narrowing to 11'6" (3.51m), PVCu double glazed window, radiator, coved ceiling.
Kitchen	18'7" (5.66m) x 8'2" (2.49m) widening to 13'0" (3.96m), 1½ bowl stainless steel sink unit, white fronted wall and base units with worksurface over, plumbing for washing machine and dishwasher, space for fridge/freezer, space for dryer, recess for range style cooker, cooker extractor canopy over, laminate flooring, PVCu double glazed window and French doors to garden, coved ceiling.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard with wall mounted gas central heating boiler and shelving.
Bedroom 1	12'8" (3.86m) x 12'1" (3.68m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'8" (3.86m) x 8'1" (2.46m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	10'9" (3.28m) x 8'7" (2.62m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	4 piece white suite of panelled bath, separate shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, chrome heated towel rail, ceramic tiled floor.
OUTSIDE	
Front Garden	Brick wall and block paved driveway with inset border, side pedestrian access, part coved area.
Rear Garden	Paved patio, artificial grass, decking area, further patio 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: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.