



Appointment Date

Time

Owners Name

Fisgard Road, Elson, Gosport, PO12 4HH

£166,500



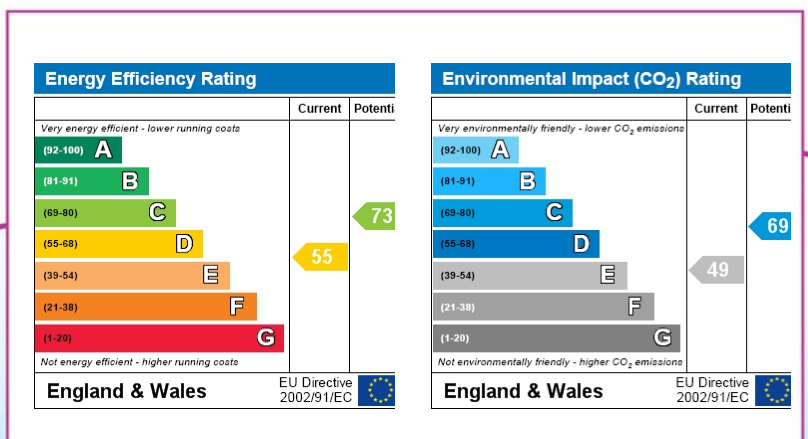
- Semi Detached House
- Three Bedrooms
- Kitchen/Breakfast Room
- First Floor Bathroom With White Suite
- Gas Central Heating & PVCu Double Glazing
- Extended Accommodation
- Lounge/Dining Room
- Utility Room
- Off Road Parking
- No Forward Chain

023 9258 5588

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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. Intending purchasers should not rely upon them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The seller does not make or give any representation or warranty in respect of the property nor do we have authority to do so. All fixtures and fittings unless otherwise stated are not included in the sale. We have not tested any apparatus, equipment, fittings or services and no warranty can be given as to their condition. All measurements are approximate.

ENTRANCE HALL	PVCu double glazed front door and window to side, single radiator, set and coved ceiling, stairs to first floor.
LOUNGE/DINING ROOM	23`4 (7.11m) Into Bay x 11`1 (3.38m) narrowing to 10`5 (3.18m), PVCu double glazed bay window, 2 radiators, brick fireplace with living flame gas fire, dado rail, set and coved ceiling with ceiling rose, square archway to:
KITCHEN/BREAKFAST ROOM	15`10 (4.83m) x 11`3 (3.43m), Single drainer stainless steel sink unit, wall and base units with worksurface over, built-in oven and 4 ring gas hob with cooker hood over, breakfast bar area, PVCu double glazed window and French doors, tiled splashbacks, set and coved ceiling with inset spotlights.
UTILITY AREA	11`7 (3.53m) x 6`0 (1.83m), Worksurface with wall cupboards, space for fridge and freezer, plumbing for dishwasher and washing machine, additional appliance space, wall mounted Glow Worm gas central heating boiler, set and coved ceiling, tiled splashbacks.
ON THE FIRST FLOOR	
LANDING	PVCu double glazed window, set and coved ceiling, access to loft space.
BEDROOM 1	10`8 (3.25m) x 10`5 (3.18m), PVCu double glazed window, radiator, set and coved ceiling.
BEDROOM 2	11`1 (3.38m) x 10`6 (3.2m), PVCu double glazed window, radiator, airing cupboard, set ceiling.
BEDROOM 3	7`10 (2.39m) x 6`2 (1.88m), PVCu double glazed window, radiator, set ceiling.
BATHROOM	Panelled bath with shower over, low level W.C., glass hand basin, stainless steel towel rail, PVCu double glazed window, tiled splashbacks, extractor fan, set and coved ceiling.

OUTSIDE

FRONT GARDEN with concreted **HARDSTANDING** and area laid to shingle.

SIDE pedestrian access to:

REAR GARDEN with decking area with LED lighting, balustrade, lawn, flower borders, paved path, store shed with PVCu windows and door.

VIEWING

Strictly by appointment through Dimon Estate Agents
Telephone 023 9258 7521

Directions: From the A32 and the double set of roundabouts by Fort Brockhurst proceed into Elson along Elson Road. At the traffic lights turn right into Albemarle Avenue, take the 2nd turning left into Reeds Road. Take the 1st turning right into Fisgard Road where the property will be found approx 3/4 of the way down on the left hand side.

Ref: 1496/15128

