



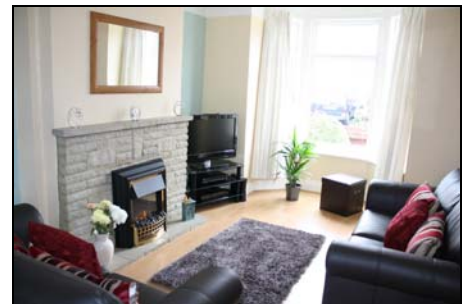
Appointment Date

Time

Owners Name

Findon Road, Elson, Gosport, PO12 4ER

£149,950



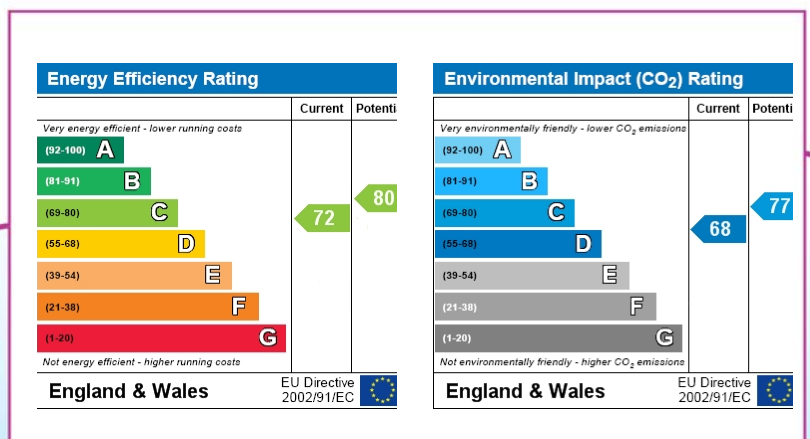
- Middle Terraced House
- Lounge/Dining Room
- PVCu Double Glazing
- Potential Off Road Parking
- Three Bedrooms
- First Floor Bathroom With White Suite
- Gas Central Heating

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 windows, radiator, picture rail, understairs meter cupboard, laminate flooring, stairs to first floor, storage cupboard.
LOUNGE/DINING ROOM	26`10 (8.18m) x 11`1 (3.38m) narrowing to 9`8 (2.95m), PVCu double glazed window, 2 radiators, stone fireplace with electric fire, laminate flooring, textured ceiling, Georgian style double doors to conservatory.
KITCHEN	8`10 (2.69m) x 6`10 (2.08m), 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, ½ tiled walls, laminate flooring, textured ceiling, door to:
CONSERVATORY	14`3 (4.34m) x 6`4 (1.93m), PVCu double glazed windows and hardwood door, plumbing for washing machine, storage cupboard off.
ON THE FIRST FLOOR	
LANDING	Set ceiling.
BEDROOM 1	14`4 (4.37m) Into Bay x 8`0 (2.44m) To Wardrobe, PVCu double glazed window, radiator, picture rail, built-in wardrobe, set ceiling.
BEDROOM 2	12`1 (3.68m) x 10`8 (3.25m) Into Recess, PVCu double glazed window, airing cupboard with Worcester gas combination boiler, picture rail, set ceiling.
BEDROOM 3	8`0 (2.44m) x 7`0 (2.13m), PVCu double glazed window, radiator, picture rail, set ceiling.
BATHROOM	White suite of panelled bath with Triton shower over, pedestal hand basin, low level close coupled W.C., radiator, PVCu double glazed window, access to loft space, tiled walls, textured ceiling.
OUTSIDE	FRONT GARDEN with brick wall and iron gate, laid to shingle and plants. REAR GARDEN of 40ft with concreted patio, lawn, concreted HARDSTANDING to the rear of the garden which would need the current boundary fence and gate altered to be able to be used and is accessed from the rear service road.

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. Just before the traffic lights turn right into Albemarle Avenue and 1st right into Findon Road. Follow the road as it forks left where the property will be found approx 3/4 of the way down on the left hand side.

Ref: 1113/15283

