

Dunkeld Road, Elson,  
Gosport, Hampshire, PO12 4NJ

£279,995



Semi Detached Bungalow  
Converted Conservatory To Family Room  
PVCu Double Glazing  
Newly Replaced Roof  
Wider Than Normal Side Entrance

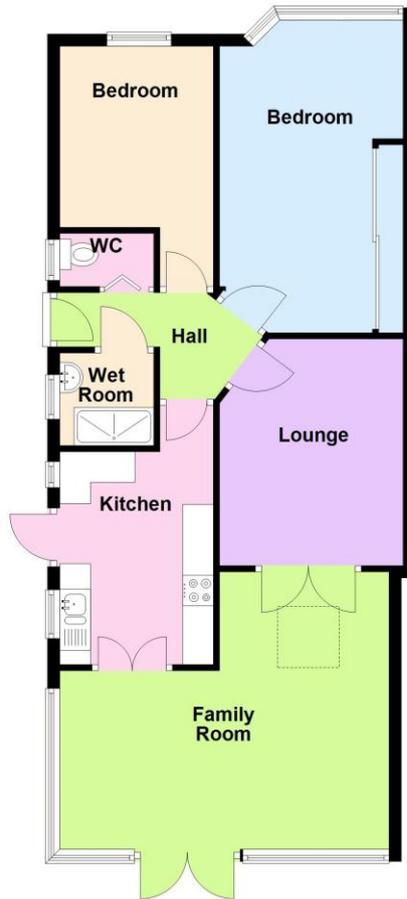
Two Bedrooms  
Wet Room & Separate W.C.  
Gas Central Heating  
Blocked Paved Hardstanding For Two Cars

**023 9258 5588**

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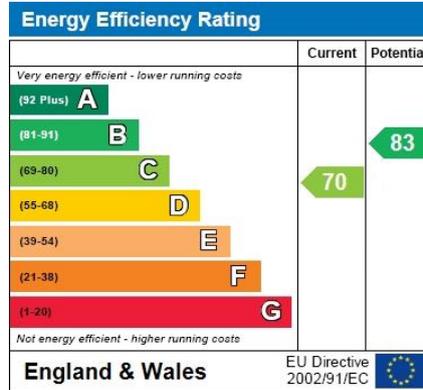
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Ground Floor



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Entrance Hall	PVCu double glazed front door, ceramic tiled floor.
Bedroom 1	16'9" (5.11m) Into Bay x 9'10" (3m) PVCu double glazed window, double radiator, fitted wardrobe with sliding doors.
Bedroom 2	9'8" (2.95m) x 8'1" (2.46m) PVCu double glazed window, double radiator.
Wet Room	Mira shower, pedestal hand basin, chrome heated towel rail, tiled splashbacks, electric fan heater.
Separate W.C.	Low level W.C., PVCu double glazed window, ceramic tiled floor.
Lounge	11'7" (3.53m) x 9'10" (3m) Coved ceiling, double radiator, laminate flooring, Georgian style glazed French doors to family room.
Family Room	16'10" (5.13m) x 14'6" (4.42m) narrowing to 9'2" (2.79m), L Shaped, PVCu double glazed windows and French doors to garden, insulated roof, skylight window, laminate flooring.
Kitchen	11'4" (3.45m) Plus Recess x 8'2" (2.49m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, plumbing for washing machine, gas cooker point, PVCu double glazed window and door, Glow Worm gas central heating boiler, laminate flooring, double radiator, French doors to family room.
OUTSIDE	
Front Garden	Brick paved hardstanding for 2 cars, side pedestrian access to, block paved side access.
Rear Garden	Paving, block paving, timber shed.
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.