

### 023 9258 5588

office@dimon-estate-agents.co.uk
6 Stokesway, Stoke Road, Gosport, Hampshire. PO12 1PE



Exmouth Road, Elson, Gosport, Hampshire, PO12 4EX £330,000 Freehold











## Measurements

**Entrance Porch** 

Cloakroom

Lounge 14'9" (4.5m) Max x 14'7" (4.45m) Max

Dining Area 11'6" (3.51m) x 7'9" (2.36m)

Kitchen 11'11" (3.63m) x 6'7" (2.01m)

Conservatory 15'3" (4.65m) x 7'9" (2.36m)

ON THE 1ST FLOOR

Landing

Bedroom 1 12'11" (3.94m) x 10'10" (3.3m)

Bedroom 2 8'10" (2.69m) x 8'1" (2.46m)

Bedroom 3 8'10" (2.69m) x 6'4" (1.93m)

Bathroom 6'4" (1.93m) x 6'3" (1.91m)

**OUTSIDE** 

Front Garden Driveway for several cars

Rear Garden

# Selling? Can we help?

### Main Features

**Detached House** 

Three Bedrooms

Lounge

**Dining Area** 

**Double Glazed Conservatory** 

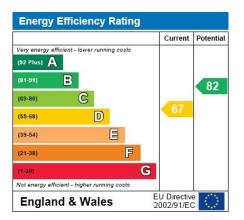
Cloakroom

First Floor Bathroom

**Gas Central Heating** 

**PVCu Double Glazing** 

Driveway



We are pleased to offer this 3 bedroom detached house in the popular Elson area. The property is located within easy reach of local schools, parks, shops and bus route. The accommodation offers a lounge with a separate dining area as well as a double glazed conservatory. There is also a ground floor cloakroom with the bathroom being located on the 1st floor. Gas central heating and PVCu double glazing are installed. Outside to the front is parking for several cars with a lawned garden to the rear.







Family Business Established 1969

## **Property Information**

#### Council Tax Band D

#### Freehold

For information on broadband speed and mobile phone coverage for this property visit:

https://checker.ofcom.org.uk

We have been advised that planning for a detached dwelling has been submitted which will back onto some of the properties in Exmouth Road.

Planning application: https://www.gosport.gov.uk/article/1221/View-and-comment-on-planning-

applications Ref: 24/00041/FULL















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 you legal representative to confirm this information before exchanging contracts.

## **Further Properties Wanted**