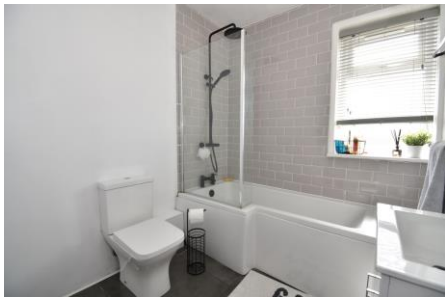


Felix Road, Elson,
Gosport, Hampshire, PO12 4QZ

£235,000



Semi Detached House

Two Reception Rooms

First Floor Bathroom

Off Road Parking Space

In Our Opinion, An Ideal First Time
Purchase

Three Bedrooms

Spacious & Modern Kitchen

Gas Central Heating

New Roof Covering

No Forward Chain

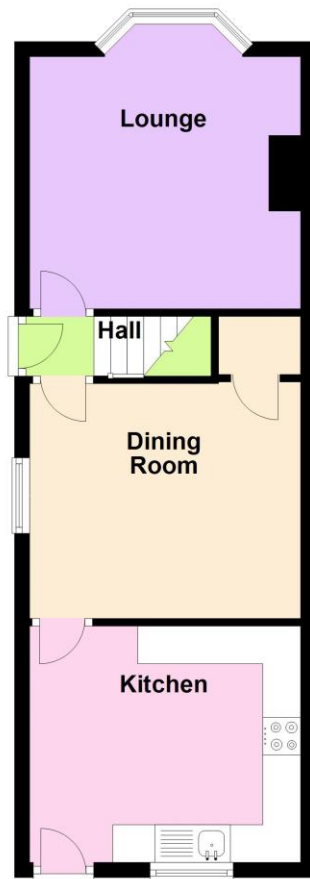
023 9258 5588

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

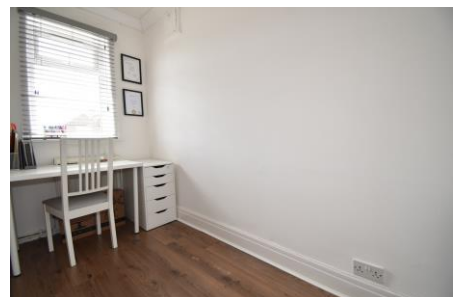
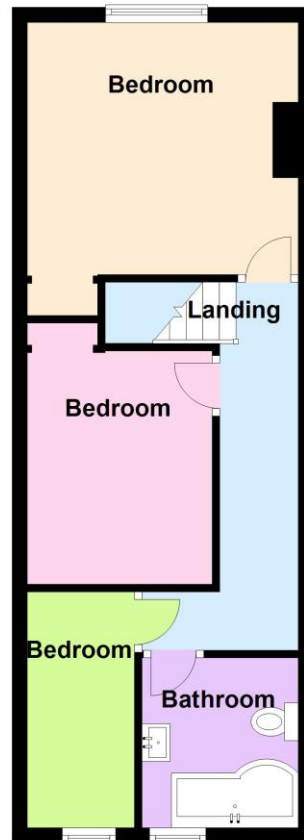
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com

Ground Floor



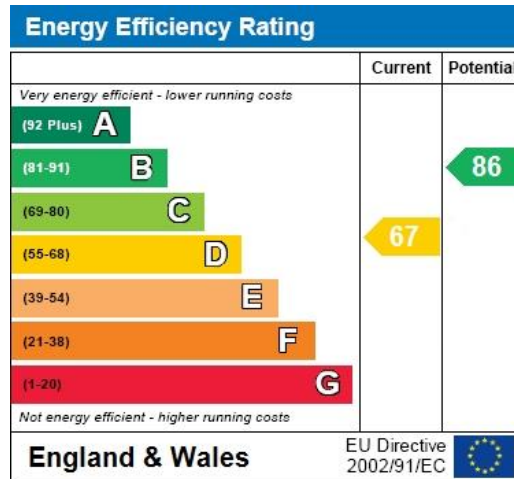
First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and stairs to first floor.
Lounge	12'8" (3.86m) Into Bay x 11'9" (3.58m) PVCu double glazed window, 2 radiators, coved ceiling, 2 wall lights, shelved recess to side of chimney breast, laminate flooring.
Dining Room	11'9" (3.58m) x 10'2" (3.1m) PVCu double glazed window, double radiator, understairs meter cupboard, laminate flooring.
Kitchen	11'7" (3.53m) x 10'1" (3.07m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled splashbacks, wall mounted gas central heating boiler concealed within cupboard, laminate flooring, radiator, coved ceiling.
ON THE 1ST FLOOR	
Landing	Radiator, access to loft space.
Bedroom 1	11'8" (3.56m) x 10'11" (3.33m) PVCu double glazed window, radiator, coved ceiling, cupboard recess.
Bedroom 2	10'2" (3.1m) x 8'0" (2.44m) PVCu double glazed window, radiator, cupboard recess.
Bedroom 3 / Study	10'3" (3.12m) x 4'7" (1.4m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Bathroom	White suite of panelled bath with mixer tap and separate shower over, vanity hand basin low level WC., PVCu double glazed window, ceramic tiled floor, heated towel rail, tiled splashbacks.
OUTSIDE	
Front Forecourt	
Rear Garden	Of sunny aspect with inset paving and artificial grass, side pedestrian gate, rear garden to concrete hardstanding.
Tenure	Freehold.
Council Tax	Band B.





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.