

Fieldmore Road, Elson,
Gosport, Hampshire, PO12 4RB

£299,950



Semi Detached House

Lounge

Utility Room

Long Rear Garden Of Sunny Aspect

PVCu Double Glazing

Three Bedrooms

Kitchen / Dining Room

Ground Floor Cloakroom & First Floor
Bathroom

Car Hardstanding

Gas Central Heating

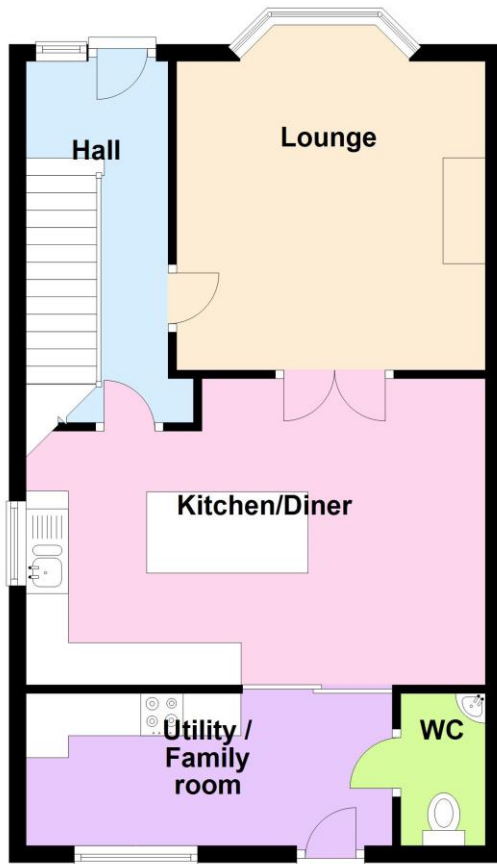
023 9258 5588

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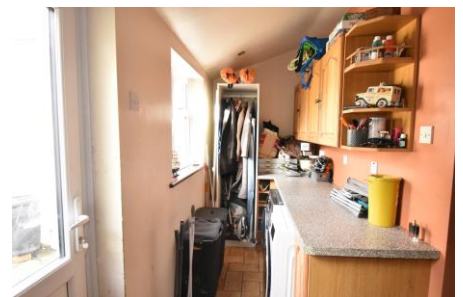
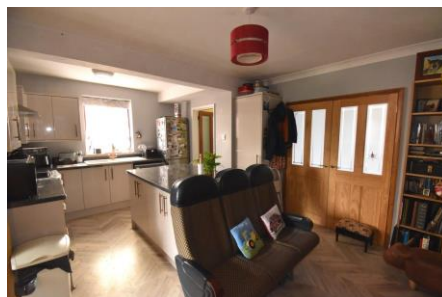
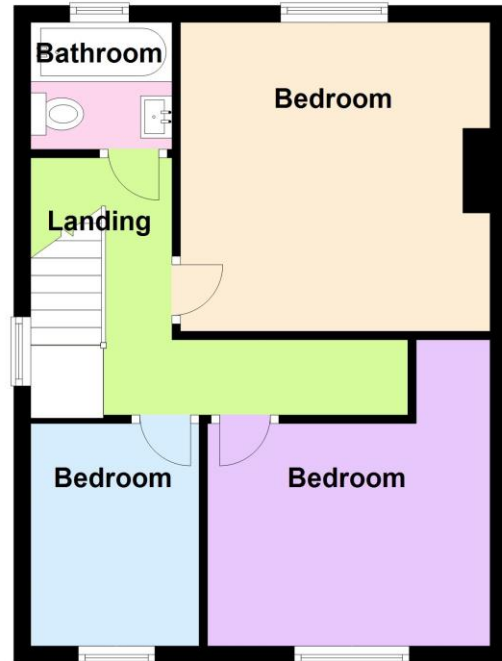
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Ground Floor



First Floor



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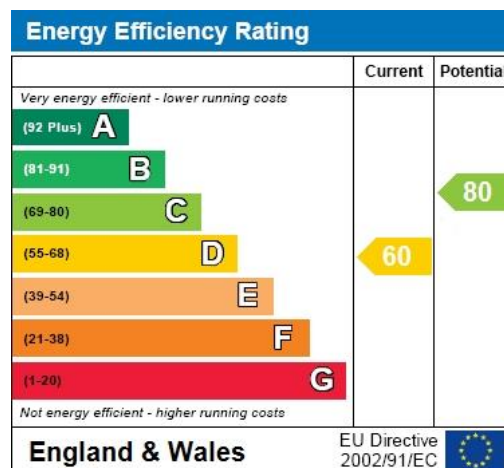
Entrance Hall	Timber front door and window with stained glass panels, radiator, herringbone wood block flooring, understairs cupboards with gas central heating boiler, coved ceiling, stairs to first floor.
Lounge	13'6" (4.11m) Into Bay x 11'11" (3.63m) PVCu double glazed window, radiator, fireplace with cast iron inset, timber surround, marble style hearth, coved ceiling, French doors to dining room, laminate flooring.
Kitchen / Dining Room	17'9" (5.41m) x 11'11" (3.63m) narrowing to 9'9" (2.97m), 1 1/2 bowl ceramic sink unit, modern wall and base units with worksurface over, central breakfast island, electric cooker point with cooker extractor canopy over, space for fridge/freezer, plumbing for dishwasher, PVCu double glazed window, coved ceiling, radiator, laminate flooring, sliding patio door to:
Utility Room	14'8" (4.47m) x 4'10" (1.47m) Wall and base units with worksurface over, plumbing for washing machine, space for dryer, ceramic tiled floor, PVCu double glazed window and door to garden.
W.C. Off	With low level W.C., corner hand basin, tiled splashbacks, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, coved ceiling, pull down loft ladder giving access to a boarded out attic room with 2 velux windows, power and light.
Bedroom 1	12'0" (3.66m) x 11'11" (3.63m) PVCu double glazed window, radiator.
Bedroom 2	10'11" (3.33m) x 8'7" (2.62m) Plus Recess PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	8'7" (2.62m) x 6'5" (1.96m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and separate shower over, shower screen, low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, tiled walls, extractor fan.
OUTSIDE	
Front Garden	With wall and gate, paved path, concreted hardstanding and side access leading to:
Workshop	15'3" (4.65m) x 9'5" (2.87m) Double timber doors.
Rear Garden	Of good length and of sunny aspect with patio, lawn and shrub borders, timber shed.

Tenure

Freehold.

Council Tax

Band C.



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

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.