

Sedgeley Grove, Elson,
Gosport, Hampshire, PO12 4NN

£275,000



Middle Terraced House
Three Bedrooms
Double Glazed Conservatory
First Floor Shower Room
PVCu Double Glazing

Good Sized Accommodation
Two Reception Rooms
Ground Floor W.C.
Gas Central Heating
Detached Garage 19'7 x 15'6 With Larger
Roof Height Than Normal

023 9258 5588

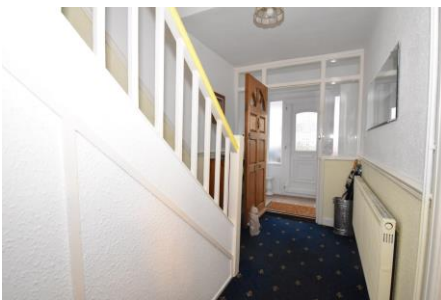
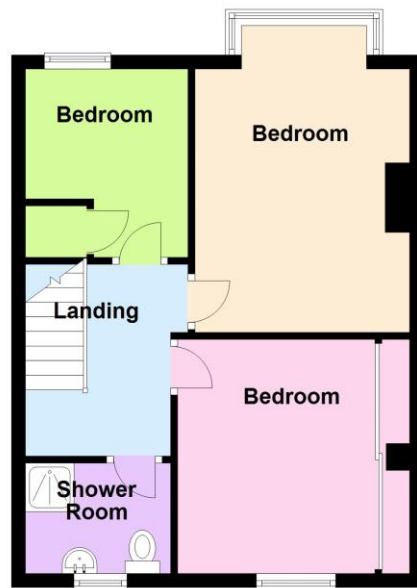
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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

Ground Floor

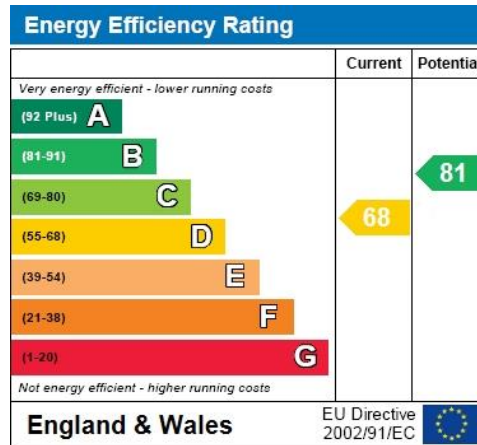


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed window and door, ceramic tiled floor, hardwood inner door to:
Entrance Hall	Radiator, dado rail, understairs cupboard and stairs to first floor.
Lounge	14'7" (4.45m) Into Bay x 12'0" (3.66m) PVCu double glazed window, radiator, fireplace with electric fire, coved ceiling
Dining Room	11'0" (3.35m) x 10'10" (3.3m) Radiator, coved ceiling, PVCu double glazed window and door to conservatory.
Kitchen	15'4" (4.67m) Max x 7'1" (2.16m) Single drainer stainless steel sink unit, wall and base units with work surface over, gas cooker point, plumbing for washing machine, space for fridge and freezer, tiled splashbacks, door to:
Conservatory	14'8" (4.47m) x 12'7" (3.84m) L shaped, PVCu double glazed windows and french doors to garden, polycarbonate roof, ceramic tiled floor.
W.C. Off	With low level W.C, composite panel splashbacks, PVCu double glazed window, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space and radiator.
Bedroom 1	15'1" (4.6m) Into Bay x 10'2" (3.1m) PVCu double glazed window, radiator and picture rail.
Bedroom 2	11'1" (3.38m) x 9'0" (2.74m) PVCu double glazed window, radiator, built in wall to wall wardrobe with one section having wall mounted gas central heating boiler.
Bedroom 3	8'10" (2.69m) x 7'11" (2.41m) Max PVCu double glazed window, radiator, over stairs cupboard.
Shower Room	Shower cubicle, pedestal hand basin and low level W.C, PVCu double glazed window, tiled and composite panel splashbacks.
OUTSIDE	
Front Garden	With brick wall and iron gate, paved path and flower borders.
Rear Garden	Paved path and laid to shingle, block built workshop, rear pedestrian gate to service road.
Detached Garage	19'7" (5.97m) x 15'6" (4.72m) With 2 PVCu double glazed windows and door, roller door with extra height than normal.
Tenure	Freehold.
Council Tax	Band C.



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 you legal representative to confirm this information before exchanging contracts.