DIMON
Estate Agents

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

£279,000








- Three Bedrooms Middle Terraced House
- Ideal Family Home
- Lounge & Separate Dining Area
- Utility Room & Ground Floor W.C.
- Modern & Spacious First Floor Bathroom
- Off Road Parking For 2 Cars To Front, 1 Parking Space To Rear
- Good Size Garden With Workshop
- Garage Accessed Via Rear Service Road
- PVCu Double Glazing & Gas Central Heating
- Upgraded Consumer Unit To Main House & New Electrics To Garage

023 9258 5588

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FLOOR PLAN TO FOLLOW







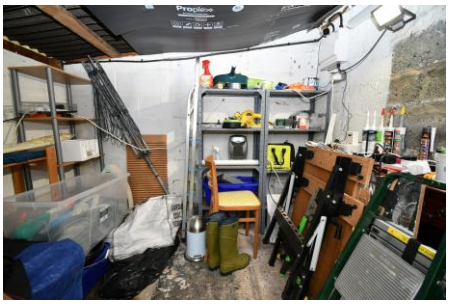
SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

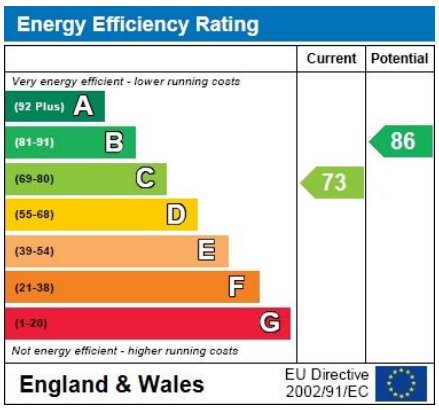
Entrance Porch	PVCu double glazed door and window adjacent, gas smart meter, glazed inner door to:
Entrance Hall	Radiator, stairs to first floor, understairs recess, cupboard with electric smart meter, coved ceiling.
Lounge	14'6" (4.42m) Into Bay x 11'10" (3.61m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Dining Room	11'2" (3.4m) x 10'9" (3.28m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Kitchen	12'11" (3.94m) x 7'1" (2.16m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for dishwasher with dishwasher to remain, recess for fridge/freezer, tiled splashbacks, PVCu double glazed window,
Utility / Porch	7'2" (2.18m) x 4'8" (1.42m) Plumbing for washing machine with washing machine to remain, space for dryer, PVCu double glazed window and door to garden, radiator, wall mounted gas central heating boiler, ceramic tiled floor, built in cupboard.
W.C	With low level W.C., corner hand basin, PVCu double glazed window, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space with telescopic ladder, spindled balustrade, coved ceiling.
Bedroom 1	15'2" (4.62m) Into Bay x 8'5" (2.57m) PVCu double glazed window, radiator, built in cupboards.
Bedroom 2	11'4" (3.45m) x 10'11" (3.33m) Into Recess, PVCu double glazed window, built in cupboard, radiator, coved ceiling.
Bedroom 3	8'10" (2.69m) Into Recess x 8'0" (2.44m) PVCu double glazed window, radiator, overstairs cupboard.
Bathroom	7'3" (2.21m) x 5'2" (1.57m) White suite of panelled bath with separate shower over, shower screen, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, laminate flooring, LED lighting, extractor fan, aqua panel splashbacks to bath area.
OUTSIDE	
Front Garden	Block paved hardstanding with space for 2 cars.
Rear Garden	Good size rear garden with patio, lawn and borders, small green house to remain.
Workshop	8'4" (2.54m) x 6'8" (2.03m) Rear pedestrian gate to service road.

Garage	16'11" (5.16m) x 11'2" (3.4m) Cantilever door, personal door to garden, light and power, parking space in front.
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: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk







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.