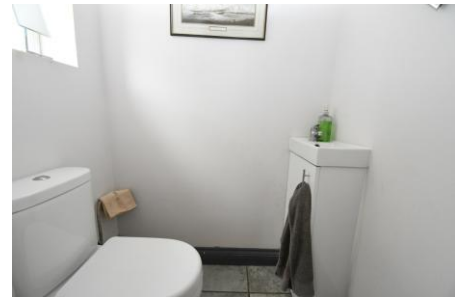


Fisgard Road, Elson,
Gosport, Hampshire, PO12 4HH

£395,000



Semi Detached House With Extended
Accommodation

Three Bedrooms

Ground Floor Cloakroom & Utility Room

Large Double Garage

Potential To Further Enhance The Property

Corner Plot With Wider Than Average
Garden

Extended Lounge / Dining Room

First Floor Bathroom

Solar Panels (Owned)

No Forward Chain

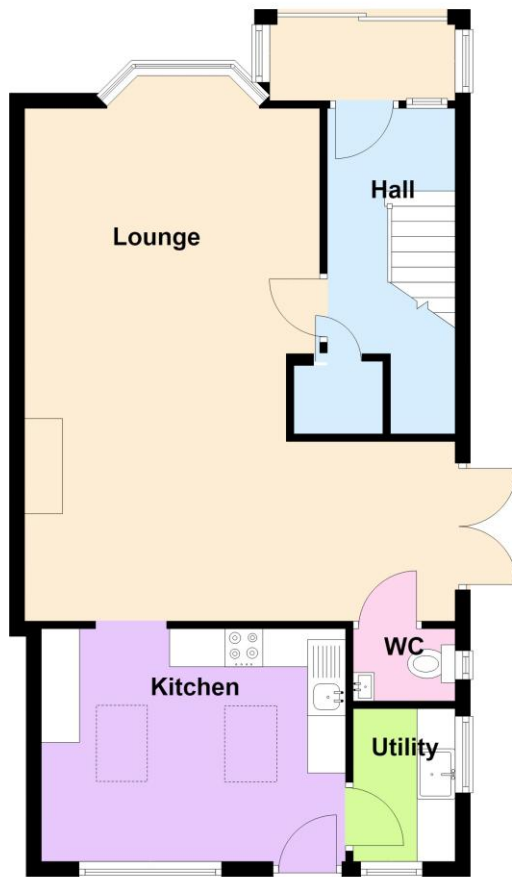
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Ground Floor



First Floor



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Entrance Porch	Aluminium sliding patio door, glazed inner door to:
Entrance Hall	Storage heater, stairs to first floor, understairs cupboard.
Lounge	23'8" (7.21m) Into Bay x 12'8" (3.86m) widening to 18'6" (5.64m), L Shaped, PVCu double glazed bay window and French door to side garden, storage heater, fire surround with tiled hearth and coved ceiling.
Cloakroom	White suite of low level W.C., hand basin with cupboard under, PVCu double glazed window, ceramic tiled floor.
Kitchen / Breakfast Room	13'2" (4.01m) x 9'11" (3.02m) Single drainer stainless steel sink unit, cupboard with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, space for separate fridge and freezer, tiled splashbacks, plumbing for dishwasher, PVCu double glazed window and door to garden, 2 Velux windows, ceramic tiled floor, tiled splashbacks.
Utility Room	6'7" (2.01m) x 4'4" (1.32m) Single bowl stainless steel sink unit, plumbing for washing machine, space for dryer, 2 PVCu double glazed windows, ceramic tiled floor, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, storage heater, access to loft space, coved ceiling, airing cupboard.
Bedroom 1	11'6" (3.51m) x 10'10" (3.3m) PVCu double glazed window, coved ceiling.
Bedroom 2	11'3" (3.43m) x 11'0" (3.35m) PVCu double glazed window, coved ceiling.
Bedroom 3	7'9" (2.36m) x 6'10" (2.08m) PVCu double glazed window, coved ceiling.
Bathroom	Panelled bath with Triton shower over, vanity hand basin, low level W.C., tiled splashbacks, PVCu double glazed window, ceramic tiled floor, coved ceiling.
OUTSIDE	
Front Garden	Wall, iron gate, concrete area with inset borders.
Side Garden	Brick wall and iron rail, lawn, iron side gate.
Rear Garden	Of good size with flower and shrub borders, lawn, paved patio.
Large Garage	28'6" (8.69m) x 17'6" (5.33m) 2 cantilever doors, 2 side pedestrian doors.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.

Tenure

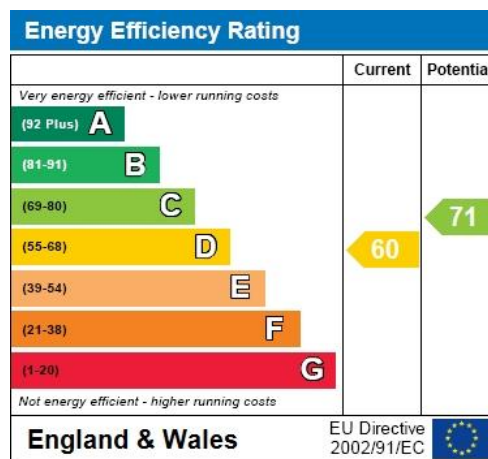
Council Tax

Property Information

Freehold.

Band C.

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.