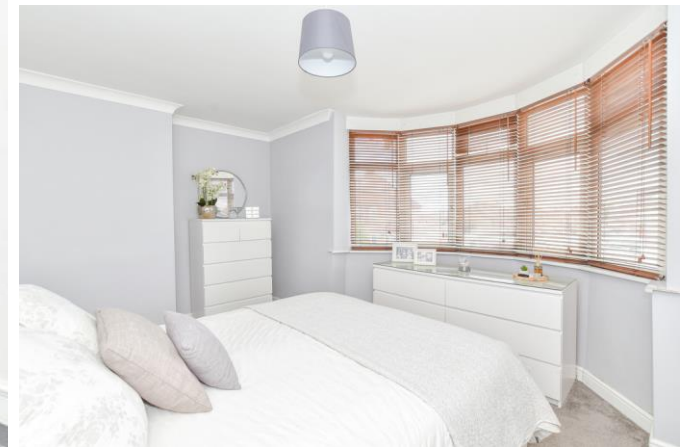




£385,000 - £400,000
23 Chantry Road
Elson, Gosport, Hampshire, PO12 4NB

PROPERTY SUMMARY

Located in the popular Elson area is this beautifully presented and extended family home. This must see property has so much to offer including five double bedrooms, two bathrooms, spacious lounge, open plan modern kitchen/diner, low maintenance rear garden and so much more. Call our Gosport office to arrange an internal inspection to fully appreciate all this fantastic home has to offer.





ENTRANCE HALL

LOUNGE 17' 3" x 14' 7" (5.27m x 4.47m)

KITCHEN/DINER 20' 9" x 17' 3" (6.33m x 5.26m)

UTILITY ROOM 7' 7" x 4' 4" (2.32m x 1.34m)

STAIRS AND LANDING

BEDROOM ONE 13' 8" x 11' 8" (4.18m x 3.58m)

BEDROOM TWO 12' 0" x 9' 9" (3.66m x 2.99m)

BEDROOM THREE 12' 0" x 6' 11" (3.67m x 2.13m)

BATHROOM 9' 2" x 6' 2" (2.80m x 1.89m)

STAIRS AND LANDING 2ND FLOOR 11' 9" x 11' 0" (3.60m x 3.36m)

BEDROOM FOUR 9' 5" x 8' 0" (2.89m x 2.45m)

BEDROOM FIVE 9' 5" x 8' 0" (2.96m x 2.45m)

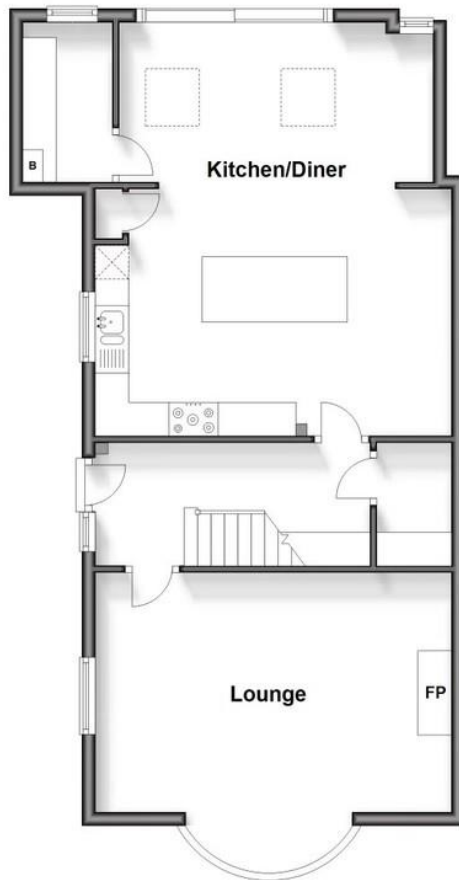
SHOWER ROOM

GARDEN



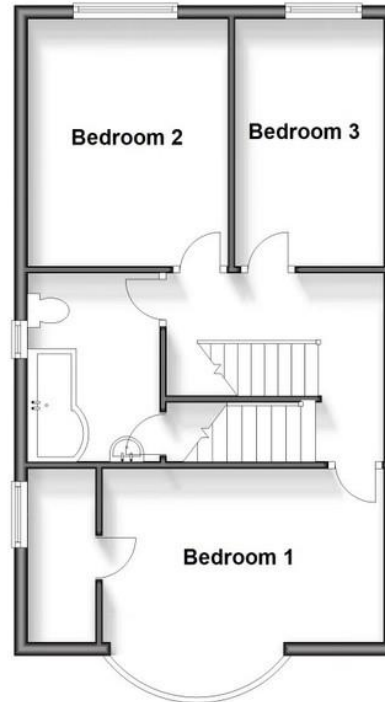
Ground Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	70
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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