


Jeffries & Dibbens
FOR SALE
023 9260 2155
jda.co.uk

£255,000
71 Welch Road
Gosport, PO12 4PY

PROPERTY SUMMARY

Extended Three Bedroom Elson home, complete with owned solar panels, low maintenance garden and garage to the rear (with EV charge infrastructure), and an alarm system installed. The property boasts a spacious living room, a separate dining room with store cupboard, modern fitted kitchen, and an upstairs bathroom. Please contact our Gosport branch to arrange your internal viewing appointment to see the full potential this property has to offer.





ENTRANCE HALL

LIVING ROOM 10' 7" x 23' 5" (3.25m x 7.16m)

KITCHEN 7' 0" x 14' 1" (2.14m x 4.31m)

DINING ROOM 8' 9" x 10' 0" (2.67m x 3.07m)

STAIRS & LANDING

BEDROOM 1 8' 8" x 10' 11" (2.65m x 3.35m)

BEDROOM 2 8' 8" x 11' 1" (2.65m x 3.38m)

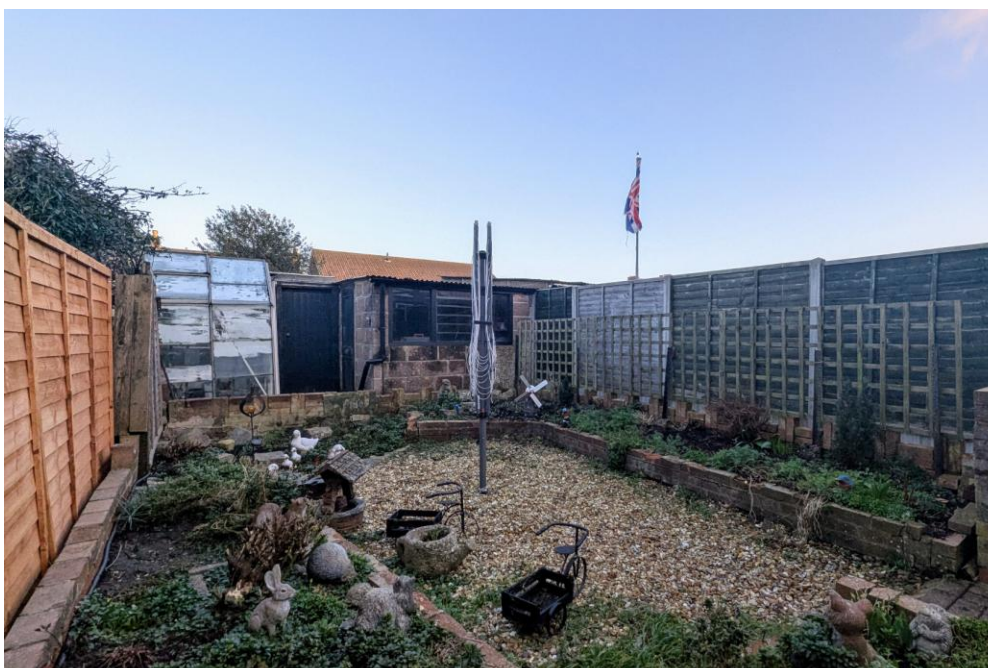
BATHROOM 5' 11" x 5' 8" (1.81m x 1.73m)

BEDROOM 3 6' 0" x 8' 0" (1.85m x 2.44m)

GARAGE 8' 5" x 15' 10" (2.58m x 4.83m) Infrastructure in place ready for an EV charge point to be installed

AGENT NOTES - Freehold

- Council Tax Band B
- EPC Rating D
- Property owned Solar Panels





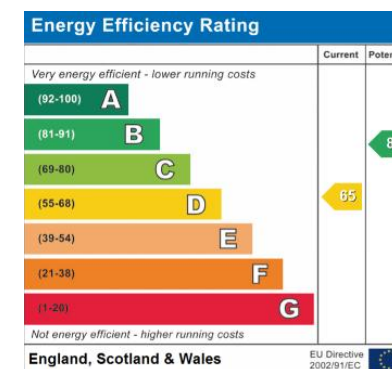
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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estate and letting agents

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