



**Pannall Road, Gosport PO12 4PP**

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## **Pannall Road, Gosport**

Nestled in a highly sought-after road within Elson, this charming three-bedroom semi-detached home offers spacious and versatile living ideal for families or those looking to upsize. The home requires some modernisation.

### **Entrance Hall**

Front door, obscure window to side aspect, radiator, stairs to first floor.

### **Lounge**

14' 9" x 10' 10" ( 4.50m x 3.30m )

Patio door to conservatory, radiator, feature fireplace.

### **Dining Room**

11' 8" into bay x 11' 5" max ( 3.56m into bay x 3.48m max )

Window to front aspect, radiator, space for dining table and chairs.

### **Kitchen**

9' 11" x 7' ( 3.02m x 2.13m )

Window to side aspect, door to conservatory, matching range of eye and base level units with work surface over, tiled surrounds, plumbing for washing machine, space for cooker with hood over, cupboard enclosing wall mounted boiler.

### **Conservatory**

19' 7" max x 6' 5" max ( 5.97m max x 1.96m max )

Patio door to garden, radiator, storage cupboard.

### **Landing**

Window to front aspect, access to loft void.

### **Bedroom One**

12' 5" max x 11' 4" max ( 3.78m max x 3.45m max )

Window to front aspect, radiator.

### **Bedroom Two**

10' 1" max x 9' 5" max ( 3.07m max x 2.87m max )

Window to rear aspect, radiator, full length fitted wardrobes.

### **Bedroom Three**

10' 2" x 7' 6" ( 3.10m x 2.29m )

Window to rear aspect, radiator, fitted wardrobes.

### **Family Bathroom**

Obscure window to side, heated towel rail, bath with electric shower over and curtain, wash hand basin, wc, tiled surrounds.

### **Frontage**

Block paved driveway and shared driveway to the side.

### **Rear Garden**

Patio extends to astro turf area, raised flower/vegetable beds, brick built shed, enclosed to perimeters, side pedestrian access. The property used to have a garage and therefore could be re-built.







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## Pannall Road, Gosport

- Three bedroom semi-detached home located in a sought after road within Elson
- Entrance hall
- Lounge & Dining room
- Kitchen
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£275,000**



**Ground Floor**



**First Floor**

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**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



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