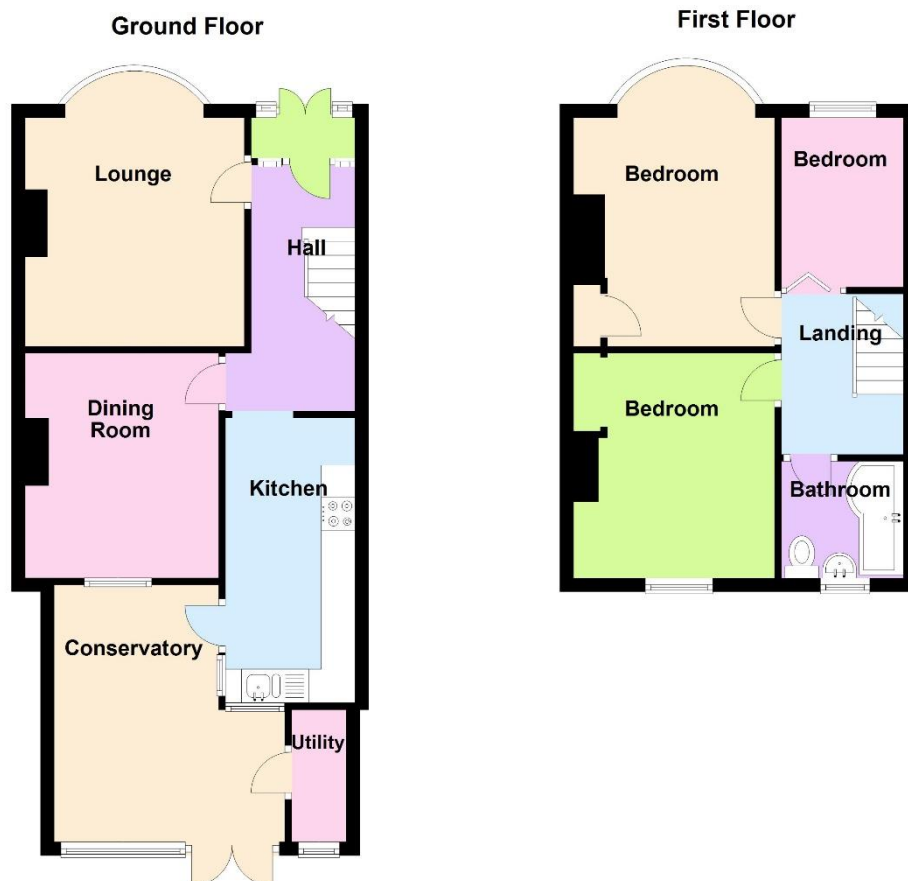




Rothsay Road, Elson, Gosport, Hampshire, PO12 4PU  
£265,000 Freehold





## Measurements

Entrance Porch

Entrance Hall

Lounge 13'2" (4.01m) Into Bay x 10'8" (3.25m)

Dining Room 10'10" (3.3m) x 9'5" (2.87m)

Kitchen 14'1" (4.29m) x 6'2" (1.88m)

Conservatory 12'5" (3.78m) x 8'0" (2.44m) widening to 10'2" (3.1m)

Utility Room

ON THE FIRST FLOOR

Landing

Bedroom 1 13'9" (4.19m) Into Bay x 9'9" (2.97m)

Bedroom 2 10'10" (3.3m) x 9'9" (2.97m)

Bedroom 3 8'2" (2.49m) x 6'1" (1.85m)

Bathroom

OUTSIDE

Front Garden Block paved front driveway

Rear Garden Potential hardstanding via rear service road

## Family Business Established 1969



# Main Features

Middle Terraced House

Three Bedrooms

Two Reception Rooms


Double Glazed Conservatory

Utility Room

PVCu Double Glazing

Gas Central Heating

Car Hardstanding To Front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

A 3 bedroom middle terraced house in the popular location of Elson. The property has 2 reception rooms, a good size kitchen and a spacious conservatory with utility room off. On the 1st floor is a bathroom and the property benefits from PVCu double glazing and gas central heating. To the front of the property is a block paved driveway suitable for 2 cars, the rear garden having a decking area, lawn and potential for further parking accessed via a rear service road.



Selling? Can we help?





# Property Information

Council Tax Band B

Freehold



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.

## Further Properties Wanted

