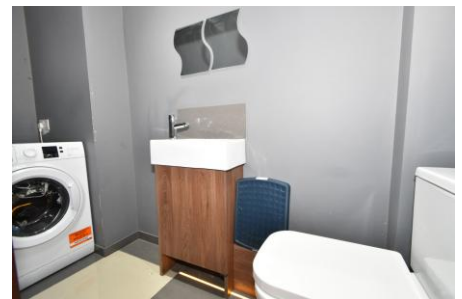


Palmyra Road, Elson,
Gosport, Hampshire, PO12 4EE

£270,000



Modernised House

Three Bedrooms

Modern Kitchen

Ground Floor Cloakroom / Utility

Gas Central Heating

Extended Accommodation

Popular Open Plan Ground Floor
Arrangement

Luxury First Floor Shower Room

PVCu Double Glazing

Car Hardstanding To Rear

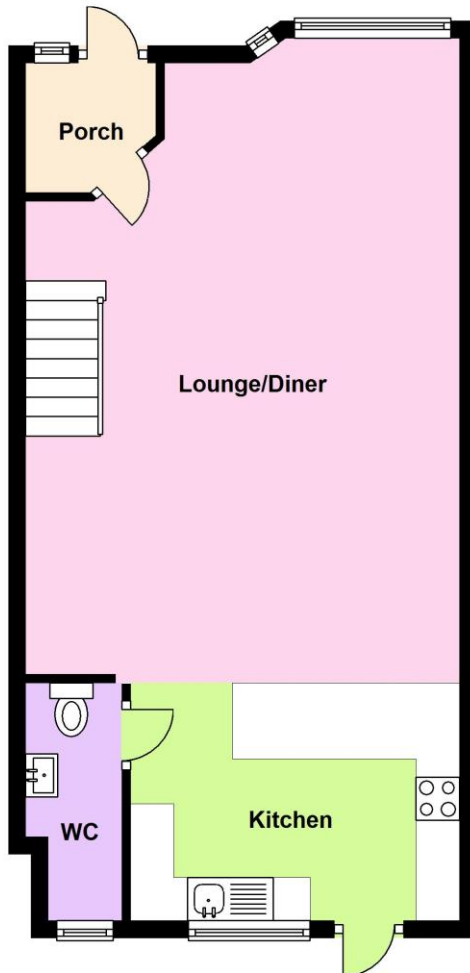
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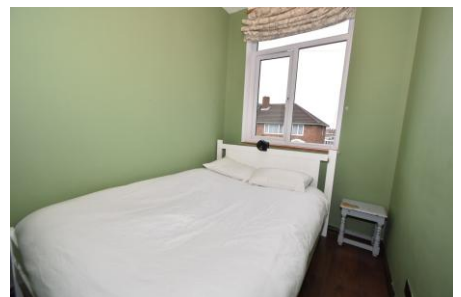
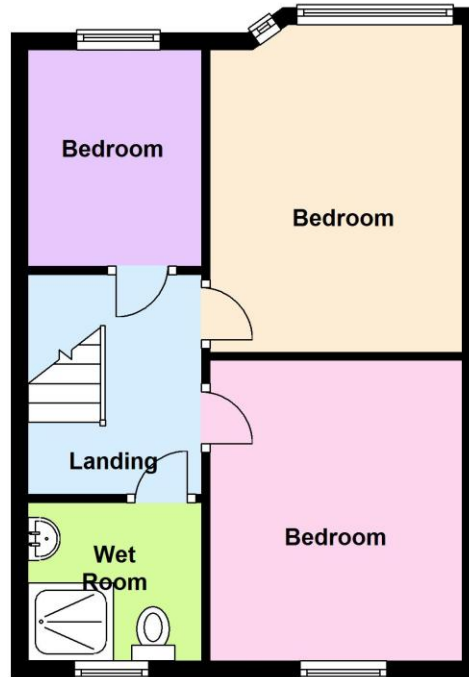
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Ground Floor

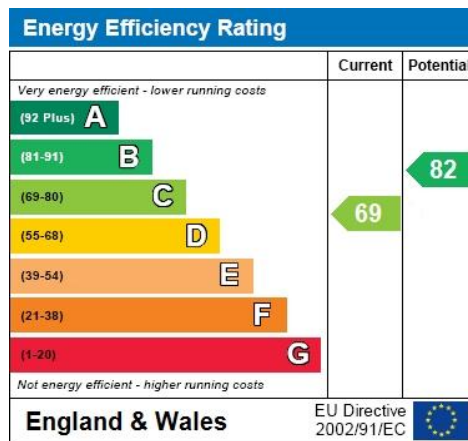


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, ceramic tiled floor, flat ceiling with spotlights.
Open Plan Living Area	35'4" (10.77m) x 16'0" (4.88m) Narrowing to 11'4 (3.45m) by kitchen area.
Lounge Area	PVCu double glazed window, feature floor tiling with under floor heating, stairs to 1st floor, plastered ceilings with inset spotlighting.
Kitchen Area	1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven, 4 ring hob with extractor canopy over, space for fridge/freezer, integrated dishwasher, PVCu double glazed window and door, 2 roof windows, under floor heating.
Cloakroom / Utility Room	Low level WC, hand basin, plumbing for washing machine, flat ceiling with spotlights, tiled floor with inset LED lighting, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Laminate flooring, flat ceiling.
Bedroom 1	13'8" (4.17m) Into Bay x 9'3" (2.82m) PVCu double glazed window, radiator, laminate flooring, flat ceiling.
Bedroom 2	11'3" (3.43m) x 9'4" (2.84m) PVCu double glazed window, radiator, laminate flooring, flat ceiling.
Bedroom 3	7'7" (2.31m) x 6'5" (1.96m) PVCu double glazed window, radiator, laminate flooring, flat ceiling.
Wet Room	With shower and additional hand held shower, low level WC, vanity hand basin with cupboard under, chrome heated towel rail, PVCu double glazed window, wall tiling, flat ceiling with spotlights and concealed LED mood lighting, ceramic tiled floor.
OUTSIDE	
Front Garden	With wall and timber gate, paved path and areas laid to decorative stone.
Rear Garden	With decking area, car hardstanding to rear.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.