

Rothsay Road, Elson, Gosport,
Hampshire, PO12 4PU

£215,000



End Of Terraced House
Lounge / Dining Room
In Need Of Updating & Repair
Rear Garden With Rear Service Road

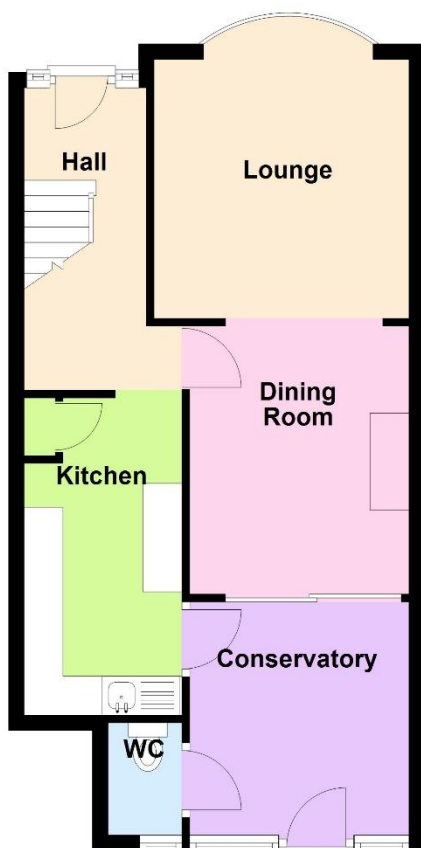
Three Bedrooms
Conservatory
Hardstanding To Front
No Forward Chain

023 9258 5588

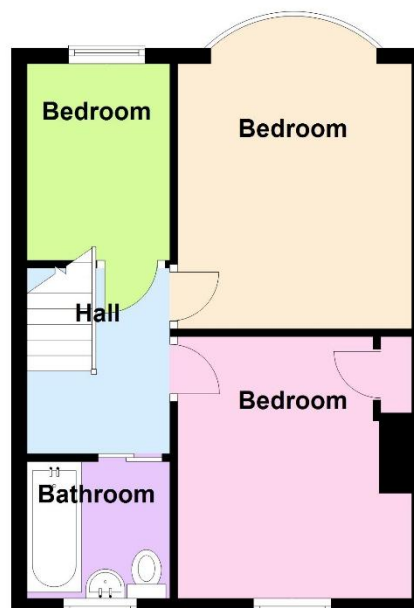
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com

Ground Floor

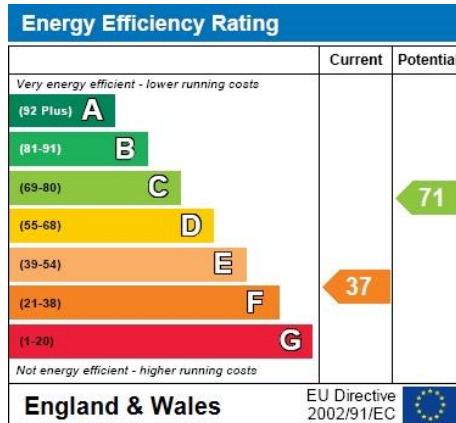


First Floor



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	Glazed front door, stairs to first floor, understairs cupboard.
Lounge	13'0" (3.96m) Into Bay x 10'8" (3.25m) PVCu double glazed window.
Dining Area	10'9" (3.28m) x 9'5" (2.87m) Fireplace, aluminium double glazed patio door to conservatory.
Kitchen	14'2" (4.32m) x 6'5" (1.96m) 1 1/2 bowl sink unit, wall and base cupboards, door to:
Conservatory	9'9" (2.97m) x 9'8" (2.95m) PVCu double glazed windows, door to garden, ceramic tiled floor, W.C off.
ON THE 1ST FLOOR	
Landing	Spindled balustrade.
Bedroom 1	13'8" (4.17m) Into Bay x 9'11" (3.02m) PVCu double glazed window.
Bedroom 2	10'11" (3.33m) x 9'10" (3m) PVCu double glazed window, built in cupboard, fireplace.
Bedroom 3	8'3" (2.51m) x 6'2" (1.88m) PVCu double glazed window.
Bathroom	Bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, access to loft space.
OUTSIDE	
Front Garden	With block paving, car hardstanding, border.
Rear Garden	With pedestrian gate to rear service road.
Services	We understand that this property is connected to mains electric, water and sewage. There is a gas supply pipe to the property, but not meter. You would need to make enquiries with the gas board to check if the supply is still connected.
Tenure	Freehold.
Council Tax	Band B.
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.