

Bramber Road, Elson,  
Gosport, Hampshire, PO12 4EL

£239,995



Middle Terraced House  
Lounge & Dining Room  
Ground Floor W.C.  
Good Size Garage

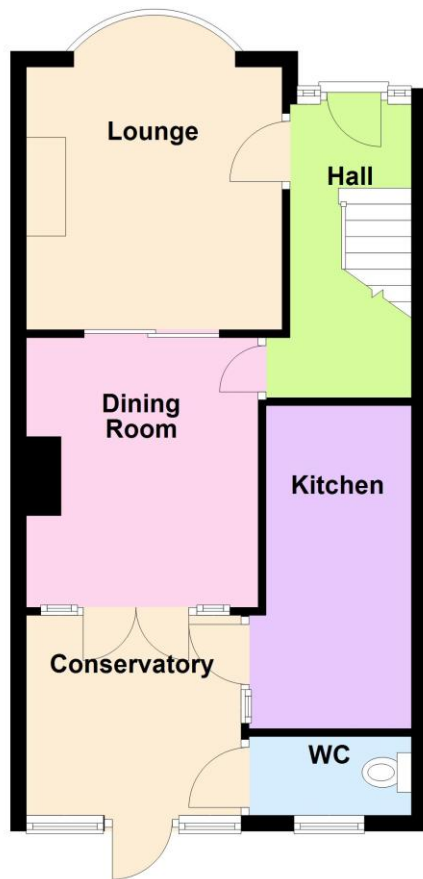
Three Bedrooms  
Double Glazed Conservatory  
First Floor Bathroom  
No Forward Chain

**023 9258 5588**

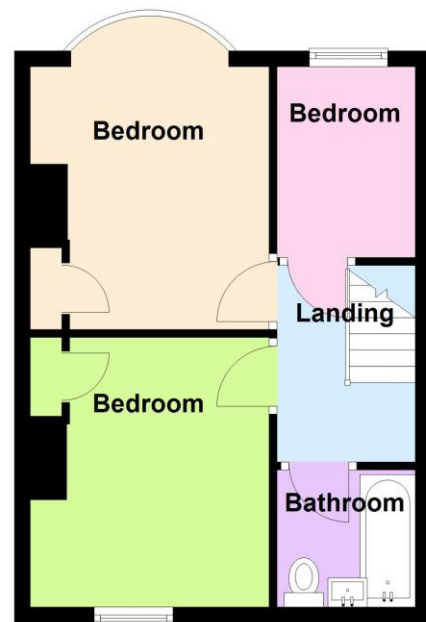
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**Ground Floor**



**First Floor**

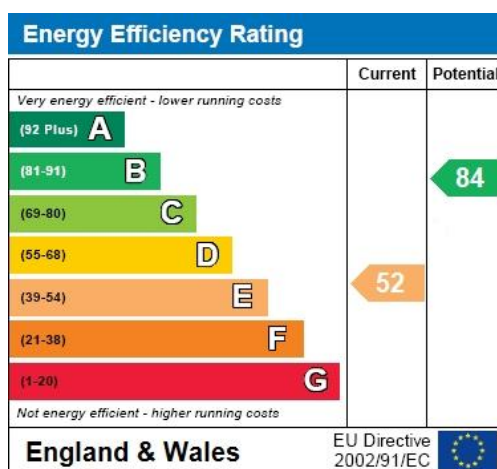


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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, understairs meter cupboard, dado rail, stairs to first floor.
Lounge	12'6" (3.81m) Into Bay x 10'8" (3.25m) PVCu double glazed window, coved ceiling, sliding doors to:
Dining Room	11'1" (3.38m) x 9'8" (2.95m) Glazed French doors to conservatory.
Kitchen	14'4" (4.37m) x 6'1" (1.85m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, space for fridge/freezer, wall mounted multi point water heater, tiled splashbacks, coved ceiling.
Conservatory	9'3" (2.82m) x 8'8" (2.64m) PVCu double glazed windows and door to garden, ceramic tiled floor, polycarbonate roof.
W.C.	PVCu double glazed window, low level W.C., ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	13'6" (4.11m) Into Bay x 9'11" (3.02m) PVCu double glazed window, built in cupboard.
Bedroom 2	11'1" (3.38m) x 10'0" (3.05m) PVCu double glazed window, built in cupboard.
Bedroom 3	7'11" (2.41m) x 5'11" (1.8m) PVCu double glazed window.
Bathroom	5'11" (1.8m) x 5'9" (1.75m) Panelled bath with Triton shower over, hand basin, W.C., PVCu double glazed window, tiled splashbacks, access to loft space.
OUTSIDE	
Front Garden	With wall and iron gate, lawn and borders.
Rear Garden	With lawn and borders, rear pedestrian gate.
Garage	17'8" (5.38m) x 12'8" (3.86m) Cantilever door, PVCu double glazed window, metal personal door to garden.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
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>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate  
available upon request

## Appointment

Date:

Time:

Person Meeting:

## Viewing Notes

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.