

Findon Road, Elson,
Gosport, Hampshire, PO12 4ER

£290,000



Semi Detached House
Two Reception Rooms
First Floor Bathroom
Good Size Rear Garden
PVCu Double Glazing & Gas Central
Heating

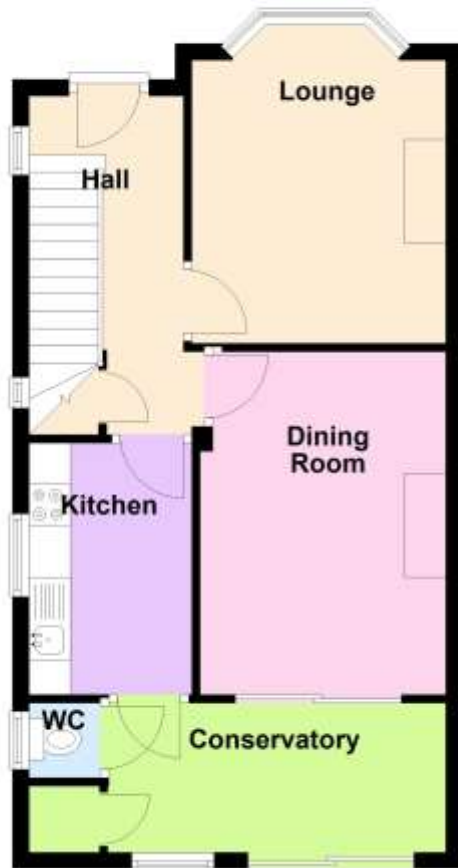
Three Good Size Bedrooms
Conservatory
Ground Floor W.C
Car Hardstanding To Front
No Forward Chain

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Ground Floor



First Floor

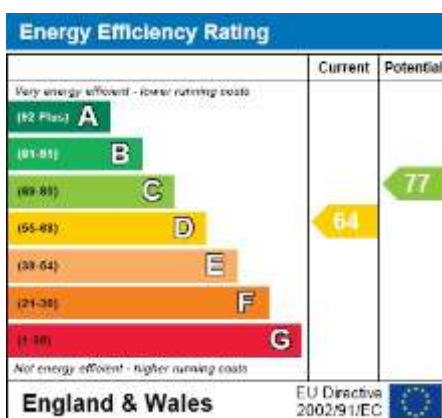


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Entrance Hall	Part glazed front door, aluminium double glazed window, radiator, understairs storage and meter cupboard, picture rail, stairs to first floor.
Lounge	13'6" (4.11m) x 9'8" (2.95m) PVCu double glazed French doors to conservatory, radiator, fire surround with marble style inset and electric fire, radiator, 2 wall lights.
Dining Room	12'8" (3.86m) Into Bay x 10'0" (3.05m) PVCu double glazed window, double radiator, fireplace with marble style inset and hearth.
Kitchen	9'11" (3.02m) x 6'4" (1.93m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, tiled splashbacks, ceramic tiled floor, gas cooker point, plumbing for washing machine, Vaillant wall mounted gas central heating boiler, PVCu double glazed door to:
Conservatory	13'3" (4.04m) x 5'8" (1.73m) PVCu double glazed windows, patio door to garden, polycarbonate roof, storage cupboard.
W.C Off	With W.C., PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Aluminium double glazed window, picture rail.
Bedroom 1	13'3" (4.04m) Into Bay x 10'1" (3.07m) PVCu double glazed window, radiator, built in double cupboard.
Bedroom 2	13'6" (4.11m) x 9'9" (2.97m) PVCu double glazed window, radiator.
Bedroom 3	10'0" (3.05m) x 6'4" (1.93m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with Triton shower over, shower screen, low level W.C., pedestal hand basin, tiled walls, PVCu double glazed window, double radiator.
OUTSIDE	
Front Garden	With wall and shrubs, block paved hardstanding, shared sideway to:
Rear Garden	Of good size, 2 patios, lawn, flower borders.
Garage	19'5" (5.92m) x 9'3" (2.82m) Cantilever door, personal door to side.
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>
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.