

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

£270,000



Middle Terraced House

Two Reception Rooms

Modern Kitchen

Off Road Parking To The Rear For 2 Cars

PVCu Double Glazing

Three Bedrooms

Conservatory

Separate Utility Area & W.C.

Gas Central Heating

No Forward Chain

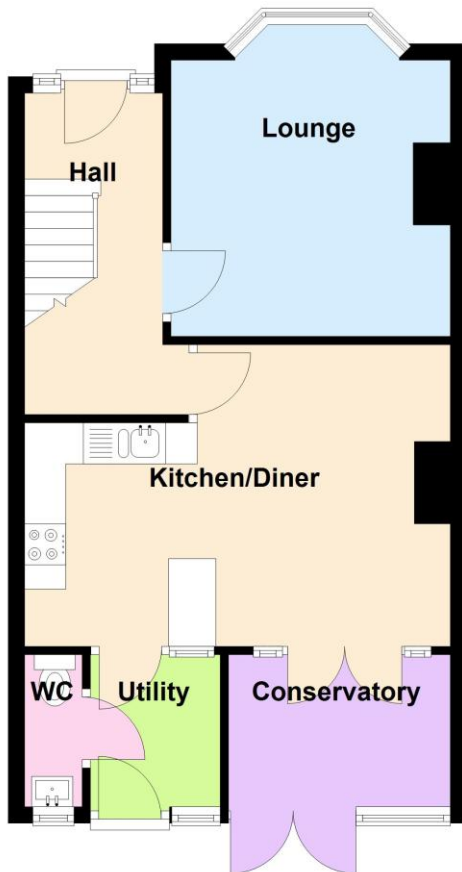
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

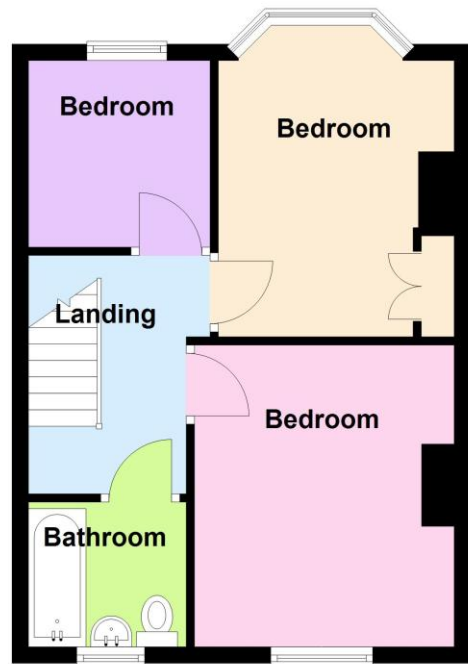
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**Ground Floor**



**First Floor**



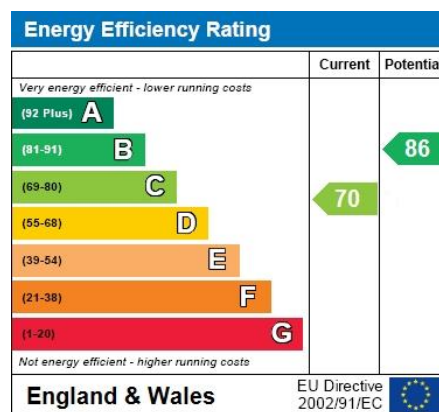
**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Glazed front door, radiator, stairs to first floor, dado and picture rail, understairs storage cupboard.
Lounge	13'11" (4.24m) x 11'1" (3.38m) PVCu double glazed window, radiator, picture rail.
Dining Room	12'0" (3.66m) x 9'8" (2.95m) Radiator, picture rail, French doors to conservatory.
Conservatory	8'7" (2.62m) x 5'10" (1.78m) PVCu double glazed window and door, polycarbonate roof.
Kitchen	8'10" (2.69m) x 6'10" (2.08m) 1 1/2 bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring hob, cooker extractor canopy, space for fridge/freezer, tiled splashbacks, glazed door to:
Rear Lobby / Utility	5'9" (1.75m) x 5'3" (1.6m) Plumbing for washing machine and space for dryer with worksurface over, wall cupboard, PVCu double glazed window and door, polycarbonate roof.
W.C.	White suite of low level W.C., hand basin, radiator, tiled splashbacks, PVCu double glazed window, wall mounted Worcester gas central heating boiler.
ON THE 1ST FLOOR	
Landing	Access to loft space, picture rail.
Bedroom 1	13'10" (4.22m) Into Bay x 9'8" (2.95m) PVCu double glazed window, radiator, built in cupboard, picture rail.
Bedroom 2	12'0" (3.66m) x 10'10" (3.3m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	7'10" (2.39m) x 6'11" (2.11m) PVCu double glazed window, radiator, picture rail.
Bathroom	White suite of bath with mixer tap and hand shower, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks.
OUTSIDE	
Front Garden	Brick front wall and iron gate, paving, flower borders.
Rear Garden	Paved patio, decking area, artificial grass, timber gate to car hardstanding to rear with space for 2 cars accessed via rear service road.
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.