

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

£255,000



Middle Terraced House
Two Reception Rooms
Utility Room
Gas Central Heating

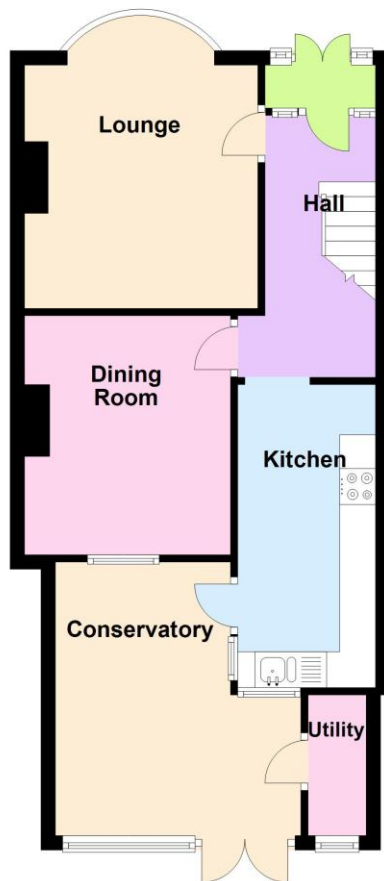
Three Bedrooms
Double Glazed Conservatory
PVCu Double Glazing
Car Hardstanding To Front

023 9258 5588

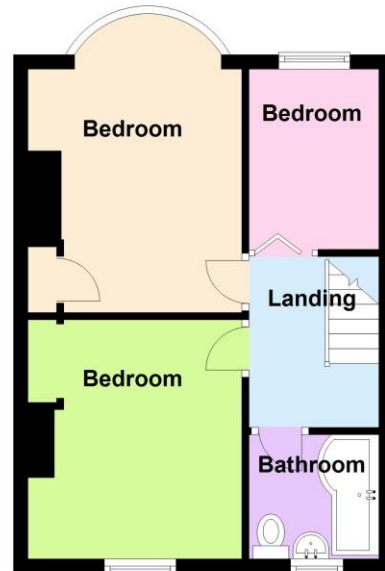
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Ground Floor

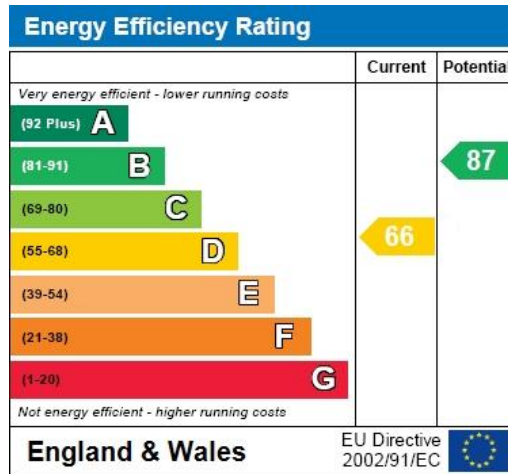


First Floor



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Entrance Porch	Georgian style glazed door to:
Entrance Hall	Radiator, under stairs recess, stairs to 1st floor.
Lounge	13'2" (4.01m) Into Bay x 10'8" (3.25m) Fireplace with marble style inset and hearth, picture rail, double radiator.
Dining Room	10'10" (3.3m) x 9'5" (2.87m) PVCu double glazed french doors, double radiator, picture rail.
Kitchen	14'1" (4.29m) x 6'2" (1.88m) Fitted wall and base units with work surface over, built in oven and 4 ring gas hob with extractor canopy above, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, wall mounted gas central heating boiler, PVCu double glazed window and door to:
Conservatory	12'5" (3.78m) x 8'0" (2.44m) widening to 10'2" (3.1m), PVCu double glazed window and french doors, polycarbonate roof, ceramic tiled floor, 2 wall lights.
Utility Room	With plumbing for washing machine, PVCu double glazed window, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder.
Bedroom 1	13'9" (4.19m) Into Bay x 9'9" (2.97m) PVCu double glazed bay window, radiator, picture rail, built in cupboard, coved ceiling.
Bedroom 2	10'10" (3.3m) x 9'9" (2.97m) PVCu double glazed window, radiator, picture rail, coved ceiling.
Bedroom 3	8'2" (2.49m) x 6'1" (1.85m) PVCu double glazed window, radiator, picture rail, coved ceiling.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, tiled walls, PVCu double glazed window, radiator.
OUTSIDE	
Front Garden	Block paved front driveway.
Rear Garden	With decking area, side path, lawn, timber shed, hardstanding accessed from rear service road.
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



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.