



Appointment Date

Time

Owners Name

Welch Road, Elson, Gosport, PO12 4PZ

£164,950



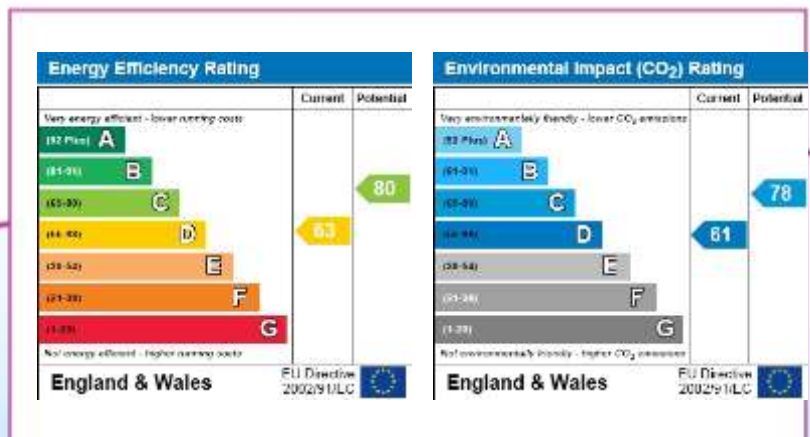
- End of Terraced House
- Lounge
- Double Glazed Conservatory
- First Floor Bathroom with White Suite
- PVCu Double Glazing and Gas Central Heating
- Three Bedrooms
- Kitchen/Family Room
- Cloakroom
- Detached Double Garage to Rear of Property
- In our opinion, A Well Presented Home

**023 9258 5588**

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Hampshire, PO12 1PE  
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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. Intending purchasers should not rely upon them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The seller does not make or give any representation or warranty in respect of the property nor do we have authority to do so. All fixtures and fittings unless otherwise stated are not included in the sale. We have not tested any apparatus, equipment, fittings or services and no warranty can be given as to their condition. All measurements are approximate.

<b>ENTRANCE HALL</b>	PVCu double glazed door with etched glass panel, single radiator, laminate flooring, understairs meter cupboard, stairs to first floor, picture rail.
<b>LOUNGE</b>	<b>13'7" (4.14m) Into Bay x 10'8" (3.25m)</b> , PVCu double glazed window, fireplace with pine surround and cast-iron inset, tiled hearth, living flame gas fire, picture rail.
<b>KITCHEN/FAMILY ROOM</b>	<b>16'3" (4.95m) x 11'2" (3.4m) narrowing to 7'7" (2.31m)</b> , comprising 1 ½ bowl sink unit, pine fronted wall and base units with worksurface over, built-in double oven and 4 ring gas hob with extractor canopy over, integrated washing machine and dishwasher, integrated fridge and freezer, tiled splashbacks, pelmet lighting, ceramic tiled floor, radiator, picture rail, archway to:
<b>CONSERVATORY</b>	<b>12'10" (3.91m) x 8'4" (2.54m)</b> , PVCu double glazed windows and door, ceramic tiled floor, polycarbonate roof, 3 wall lights.
<b>CLOAKROOM</b>	White suite of low level W.C., hand basin, wall mounted Vaillant gas central heating boiler, set ceiling, tiled splashbacks.
<b>ON THE FIRST FLOOR</b>	
<b>LANDING</b>	
<b>BEDROOM 1</b>	<b>13'5" (4.09m) Into Bay x 10'1" (3.07m)</b> , PVCu double glazed window, radiator, picture rail, built-in double cupboard.
<b>BEDROOM 2</b>	<b>11'3" (3.43m) x 10'1" (3.07m)</b> , PVCu double glazed window, cast-iron fireplace, radiator, built-in double cupboard, picture rail.
<b>BEDROOM 3</b>	<b>7'10" (2.39m) x 5'9" (1.75m)</b> , PVCu double glazed window, radiator, picture rail.
<b>BATHROOM</b>	White suite of panelled bath with shower over, pedestal hand basin, low level W.C., PVCu double glazed window, radiator incorporating chrome heated towel rail, set ceiling, tiled splashbacks.
<b>OUTSIDE</b>	<b>FRONT GARDEN</b> with wall and iron railing, iron gate, flower beds. Side pedestrian access with timber gate to: <b>REAR GARDEN</b> with patio, raised flower borders, archway leading to lawned area and further patio, flower borders. <b>DETACHED GARAGE 17'10 x 16'10</b> , with electric cantilever door, power and light, personal door to garden, accessed from rear service road.

## VIEWING

Strictly by appointment through Dimon Estate Agents  
Telephone 023 9258 7521

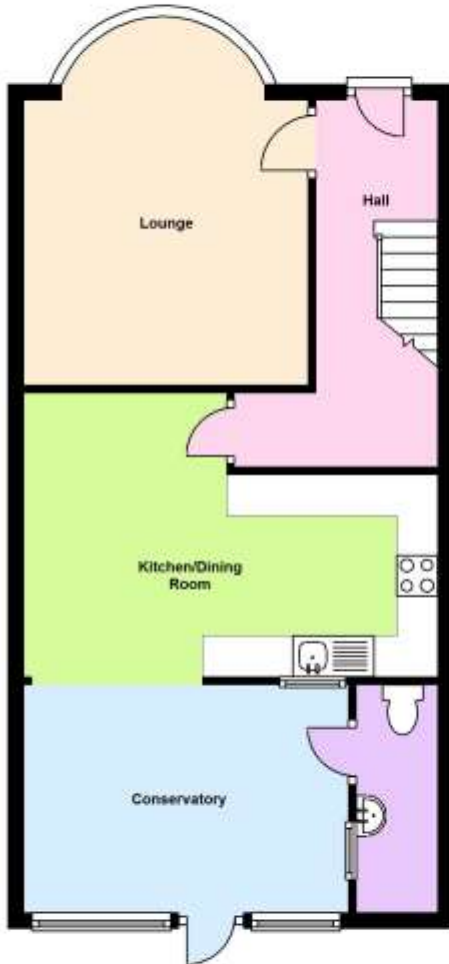
**Directions:** From our office proceed along Stoke Road towards the Town Centre. By Walpole Park turn left into Spring Garden Lane, proceeding to the end and turning left into Forton Road. Having passed St Vincent College turn right into Mill Lane following the road to the mini roundabout and proceeding straight ahead into San Diego Road. Take the 4th turning right into Welch Road where the property will be found towards the far end on the left hand side.

**Ref:** 3597



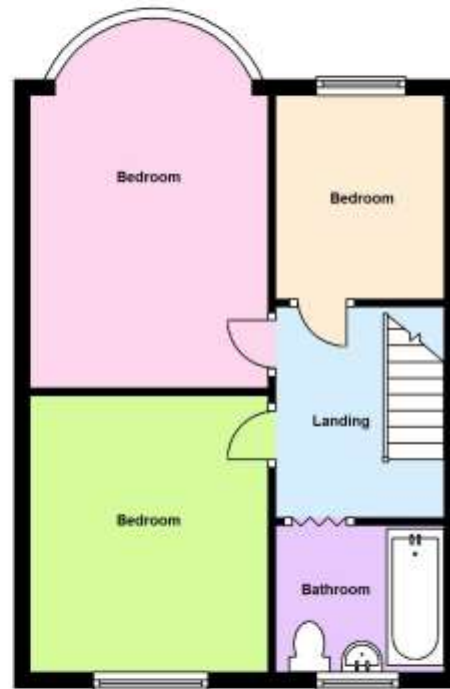
**Ground Floor**

Approx. 53.1 sq. metres (571.5 sq. feet)



**First Floor**

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.2 sq. feet)