

Rydal Road, Elson,
Gosport, Hampshire, PO12 4ES

£310,000



Spacious Family Home
End Of Terraced House
Two Reception Rooms
Ground Floor Cloakroom / Utility & First
Floor Bathroom
Additional 2 Parking Spaces & Garage
Located Behind Property

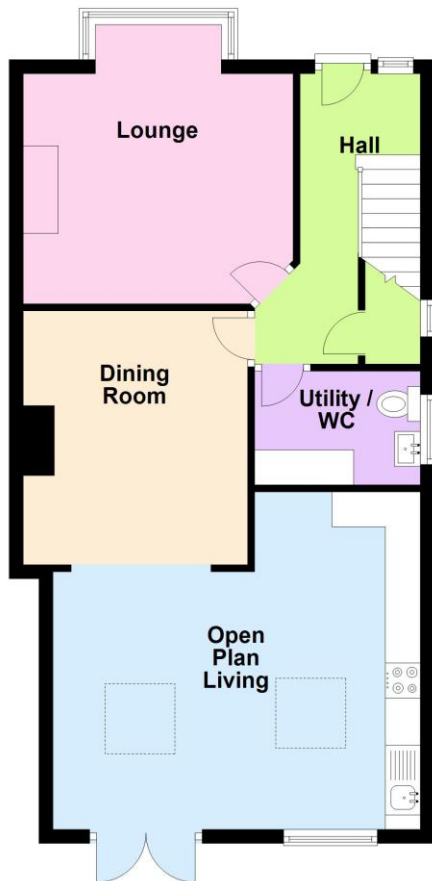
Extended Accommodation
Three Bedrooms
Kitchen / Family Room
Gas Central Heating
No Forward Chain

023 9258 5588

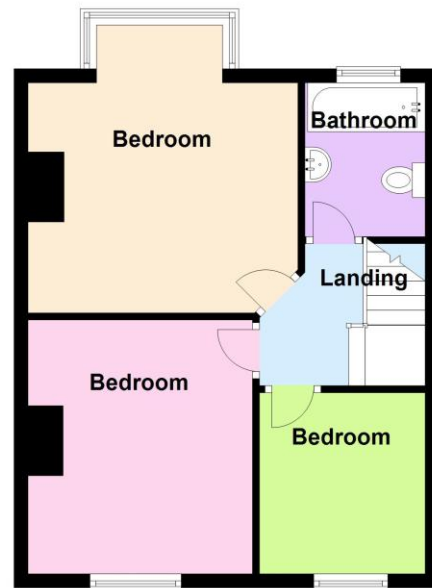
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Ground Floor



First Floor



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Entrance Hall	PVCu double galzed front door and window, radiator, stairs to first floor, spindled balustrade, understairs meter cupboard also housing gas central heating boiler, laminate flooring.
Lounge	13'1" (3.99m) Into Bay x 12'7" (3.84m) PVCu double glazed window, double radiator, electric fire with flame effect.
Dining Room	11'11" (3.63m) x 10'6" (3.2m) Fireplace for feature with tiled inset, radiator, picture rail, laminate flooring, sliding and folding door.
Kitchen / Family Room	17'3" (5.26m) x 15'9" (4.8m) narrowing to 12'0" (3.66m), Single drainer stainless steel sink unit, cream fronted wall and base units with worksurface over, electric cooker point, plumbing for dishwasher, space fore American style fridge/freezer, double radiator, 2 velux windows, tall standing radiator, PVCu double glazed French doors to garden and window, laminate flooring.
Utility Room / Cloakroom	7'8" (2.34m) x 5'8" (1.73m) White suite of vanity hand basin with cupboard under, low level W.C. with concealed cistern, PVCu double glazed window, plumbing for washing machine, space for dryer with worksurface over, radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	13'6" (4.11m) Into Bay x 12'9" (3.89m) PVCu double glazed window, cast iron fireplace, radiator, picture rail.
Bedroom 2	11'10" (3.61m) x 10'7" (3.23m) PVCu double glazed window, cast iron fireplace, laminate flooring, PVCu double glazed window, picture rail.
Bedroom 3	8'5" (2.57m) x 7'8" (2.34m) PVCu double glazed window, radiator, laminate flooring.
Bathroom	White suite of panelled bath with Aquatronic shower over, pedestal hand basin, low level W.C., tiled splashbacks, PVCu double glazed window.
OUTSIDE	
Front Garden	Block paving.
Rear Garden	With decking area, lawn and borders, timber gate to parking area.
Parking Area / Garage	There is a side vehicular access shared with the side neighbour, which gives access to 2 additional parking spaces and a detached garage. In addition, we understand that a neighbour has pedestrian access to their property at the rear of Palmyra Road.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

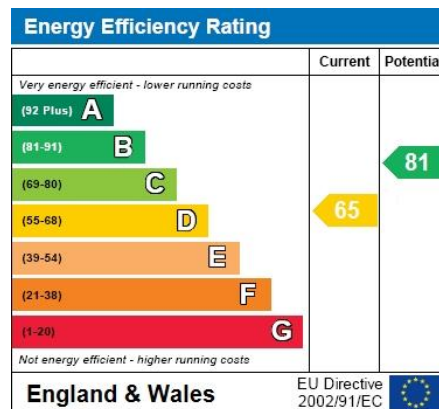
Freehold.

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

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.