

Pannall Road, Elson,
Gosport, Hampshire, PO12 4PP

£275,000



Semi Detached House
Lounge / Dining Room
First Floor Bathroom
Gas Central Heating

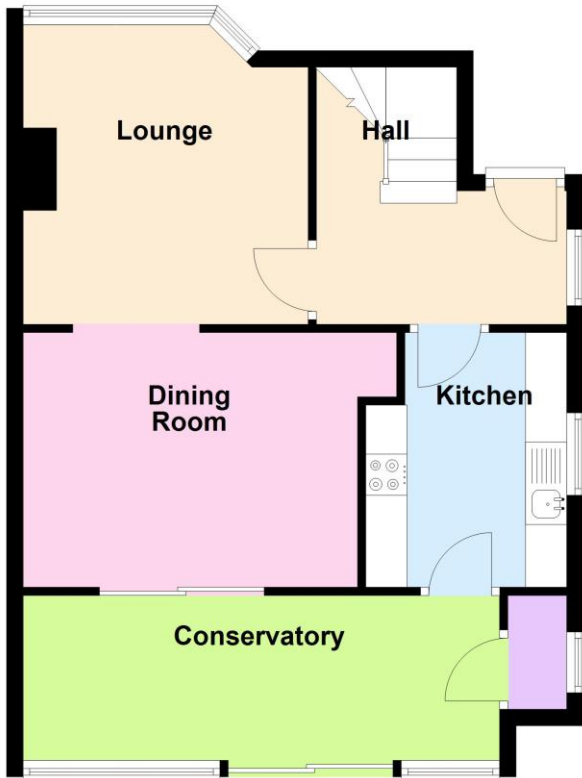
Three Good Size Bedrooms
Double Glazed Conservatory
PVCu Double Glazing
Off Road Parking

023 9258 5588

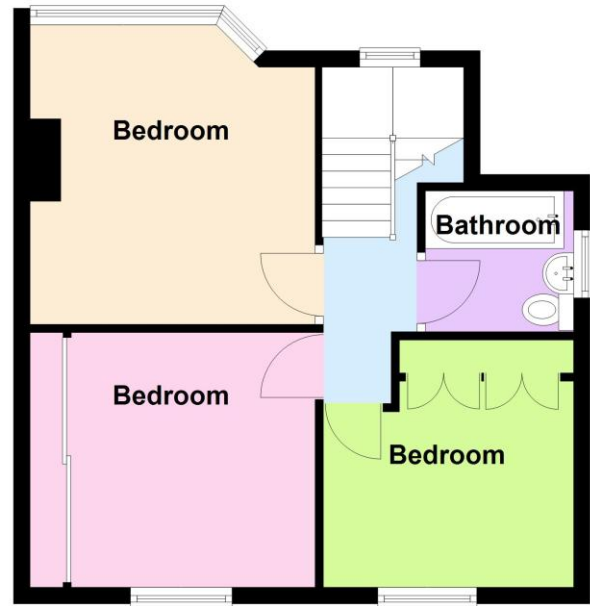
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Ground Floor

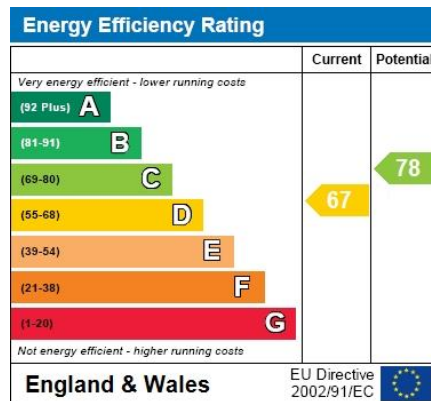


First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed door and window, radiator, laminate flooring, picture rail, stairs to first floor.
Dining Room	11'11" (3.63m) Into Bay x 11'4" (3.45m) PVCu double glazed window, picture rail, radiator.
Lounge	13'8" (4.17m) x 10'2" (3.1m) PVCu double glazed patio door to conservatory, radiator, tiled fireplace, picture rail.
Conservatory	19'8" (5.99m) x 6'6" (1.98m) PVCu double glazed patio door and windows, polycarbonate roof, radiator, storage cupboard off.
Kitchen	9'11" (3.02m) x 7'10" (2.39m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, tiled walls, plumbing for washing machine, PVCu double glazed window, cupboard with wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space.
Bedroom 1	12'3" (3.73m) x 11'4" (3.45m) PVCu double glazed window, radiator, picture rail.
Bedroom 2	10'3" (3.12m) x 9'5" (2.87m) To Wardrobe PVCu double glazed window, wall to wall wardrobe, radiator, picture rail.
Bedroom 3	10'3" (3.12m) x 7'8" (2.34m) PVCu double glazed window, radiator, built in wall to wall wardrobe.
Bathroom	White suite of panelled bath with mixer tap and Triton shower over, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, tiled splashbacks.
OUTSIDE	
Front Garden	With brick wall and block paved hardstanding for car. Shared sideway to:
Rear Garden	Paved patios, timber shed, brick built store, flower borders, potential to re-instate garage.
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 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.