

Amberley Road, Elson,
Gosport, Hampshire, PO12 4EW

£310,000



Well Presented Family Home

Lounge

Conservatory

PVCu Double Glazing

12'9 x 12'8 Summer House Potential For
Home Office

Three Bedrooms

Kitchen / Dining Room

Off Road Parking To Front

Gas Central Heating

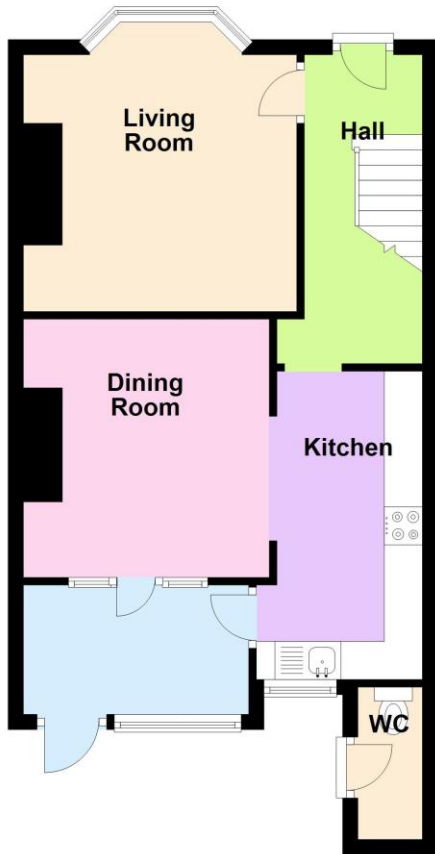
023 9258 5588

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

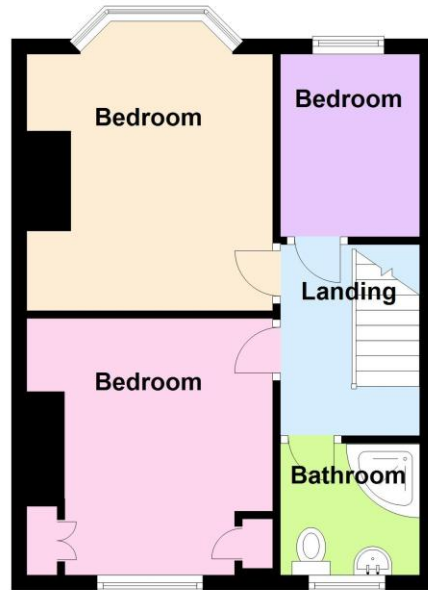
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Ground Floor



First Floor



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

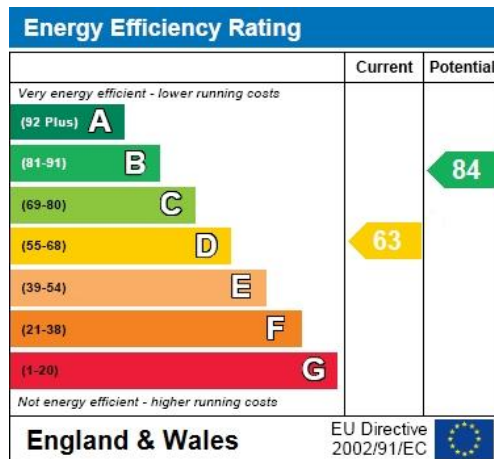
Entrance Hall	Radiator, composite double glazed door with window to side, understairs storage and meter cupboard, stairs to first floor and picture rail.
Lounge	12'10" (3.91m) Into Bay x 11'9" (3.58m) PVCu double glazed window, radiator, picture rail.
Kitchen / Dining Room	
Dining Area	11'1" (3.38m) x 10'7" (3.23m) PVCu double glazed door and window, radiator, coved ceiling.
Kitchen Area	13'11" (4.24m) x 6'0" (1.83m) Single drainer sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy above, integrated fridge freezer, integrated washing machine, coved ceiling, PVCu double glazed window, tiled splashbacks, glazed door to conservatory, wall mounted gas central heating boiler.
Conservatory	9'1" (2.77m) x 6'9" (2.06m) PVCu double glazed window and door to garden, space for dryer, plumbing for dishwasher, polycarbonate roof, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft with pull down loft ladder, coved ceiling.
Bedroom 1	13'3" (4.04m) Into Bay x 10'10" (3.3m) PVCu double glazed window, radiator, picture rail and coved ceiling.
Bedroom 2	11'11" (3.63m) x 10'10" (3.3m) Into Recess PVCu double glazed window, built in cupboards and airing cupboard, radiator and coved ceiling.
Bedroom 3	7'10" (2.39m) x 6'0" (1.83m) PVCu double glazed window, radiator and coved ceiling.
Shower Room	6'0" (1.83m) x 5'8" (1.73m) White suite with shower cubicle, vanity hand basin and W.C with concealed cistern, PVCu double glazed window, coved ceiling, chrome heated towel rail.
Front Garden	Block paved hardstanding with space for 2 cars.
Rear Garden	With paved patio, decking area with flower and shrub borders.
Outside W.C	With W.C, radiator, PVCu double glazed window, PVCu door, shelved recess.
Summer House	12'9" (3.89m) x 12'8" (3.86m) With light and power
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band C.

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.