

GUIDE PRICE

£330,000 - £350,000

Chantry Road

Elson, Gosport, Hampshire, PO12 4NG

PROPERTY SUMMARY

Located in the popular Elson area, this generously sized three-bedroom end-of-terrace property offers flexible living across three floors, perfect for families or those needing extra space to work or relax at home. The home features a loft conversion, creating a spacious master bedroom with en-suite, making up one of three double bedrooms. There is a bathroom on each floor, providing convenience for all household members and guests. On the ground floor, the property offers two reception rooms, a modern kitchen (refitted in 2023), and a bright sun room with skylight, an ideal space for dining, relaxing, or working from home. Outside, you'll find a well-maintained garden with a summer house, along with a garage to the rear and driveway with parking for 2 cars to the front. Viewing is highly recommended.





ENTRANCE HALL

LOUNGE 14' 7" x 10' 7" (4.47m x 3.25m)

DINING ROOM 12' 2" x 9' 3" (3.73m x 2.83m)

KITCHEN 8' 2" x 7' 4" (2.51m x 2.26m)

SUN ROOM 11' 3" x 9' 8" (3.45m x 2.95m)

UTILITY ROOM/SHOWER ROOM 7' 4" x 6' 0" (2.24m x 1.83m)

BEDROOM TWO 14' 7" x 9' 3" (4.47m x 2.82m)

BEDROOM THREE 12' 0" x 10' 4" (3.66m x 3.15m)

BATHROOM

BEDROOM ONE 16' 2" x 12' 5" (4.95m x 3.81m)

EN-SUITE SHOWER ROOM

OUTSIDE

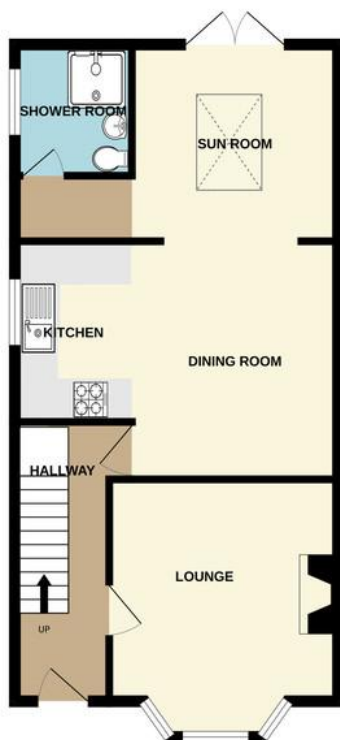
REAR ENCLOSED GARDEN

GARAGE

SUMMER HOUSE



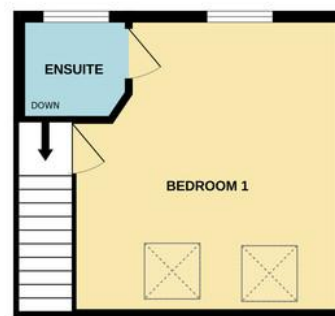
GROUND FLOOR



1ST FLOOR



2ND FLOOR

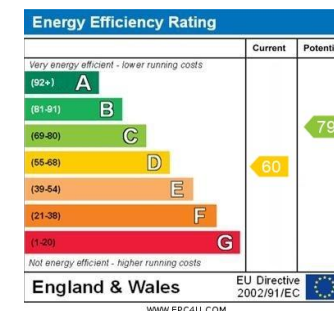


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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