

The Crossways, Elson,
Gosport, Hampshire, PO12 4RJ

£219,995



Two Bedroom
Lounge
Large Double Glazed Conservatory
Twin Aspect Main Bedroom
Gas Central Heating

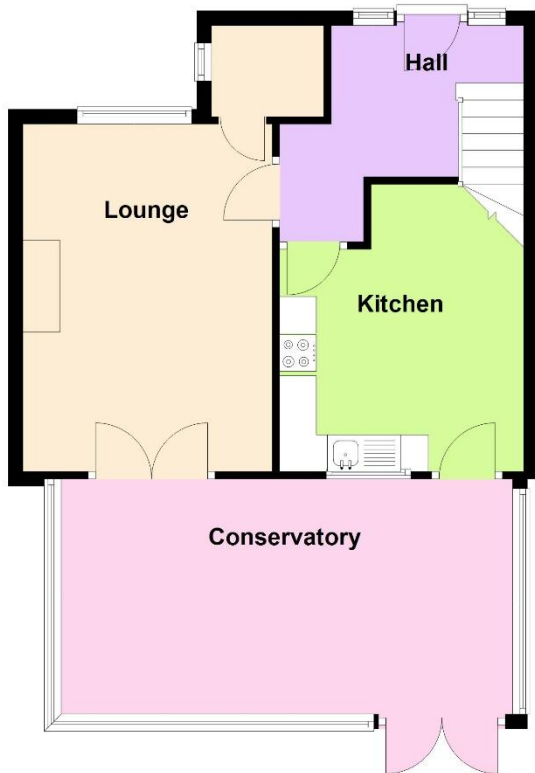
Middle Terraced House
Good Size Kitchen
First Floor Shower Room
PVCu Double Glazing
No Forward Chain

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Ground Floor

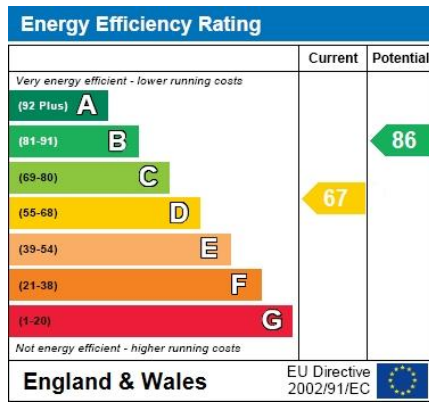


First Floor



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Entrance Hall	Composite front door, 2 PVCu double glazed windows, radiator, stairs to first floor, Georgian style door to:
Lounge	15'11" (4.85m) x 11'2" (3.4m) PVCu double glazed window, fireplace with tiled inset and hearth, electric fire, radiator, Georgian style French doors to conservatory, cupboard with wall mounted gas central heating boiler and meters.
Kitchen	10'10" (3.3m) x 9'4" (2.84m) widening to 12'9 (3.89m) into recess, Single drainer stainless steel sink unit, base and wall cupboards with worksurface over, gas cooker point, plumbing for washing machine, understairs cupboard, PVCu double glazed window and door to conservatory.
Conservatory	19'7" (5.97m) x 10'5" (3.18m) PVCu double glazed windows and French doors to garden, polycarbonate roof, radiator, ceramic tiled floor, 2 wall lights.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	16'0" (4.88m) x 11'1" (3.38m) Twin aspect room with 2 PVCu double glazed windows, radiator, shelved cupboard.
Bedroom 2	10'11" (3.33m) x 9'8" (2.95m) PVCu double glazed window, radiator.
Shower Room	10'11" (3.33m) x 6'8" (2.03m) Shower cubicle, pedestal hand basin, W.C., PVCu double glazed window, chrome heated towel rail.
OUTSIDE	
Front Garden	Paved with picket fence, flower border.
Rear Garden	Paved with timber shed, border to rear, pedestrian gate.
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.