

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

£279,995



Semi Detached House
Well Proportioned Accommodation
Kitchen / Dining Room
Modern First Floor Bathroom
Gas Central Heating

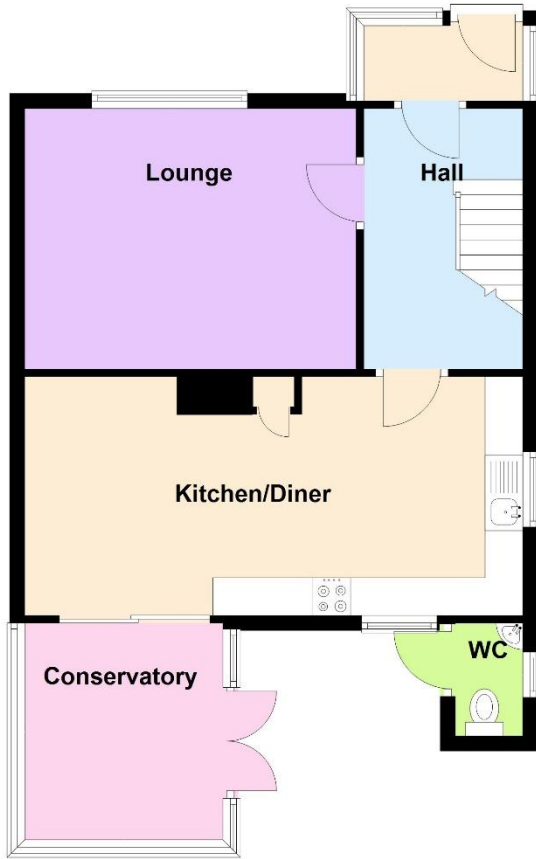
Three Bedrooms
Separate Lounge
Double Glazed Conservatory
PVCu Double Glazing

023 9258 5588

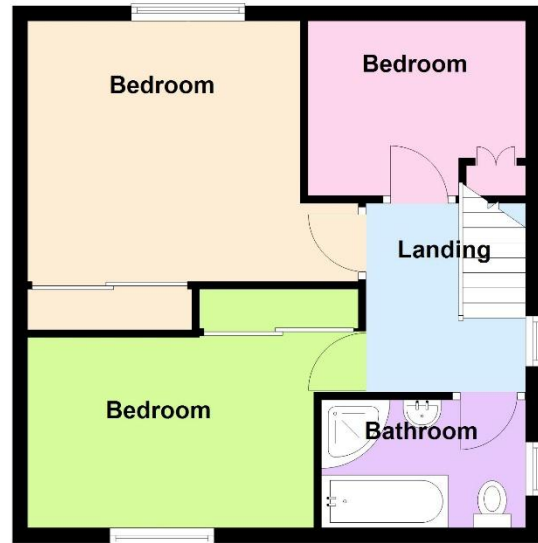
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Ground Floor



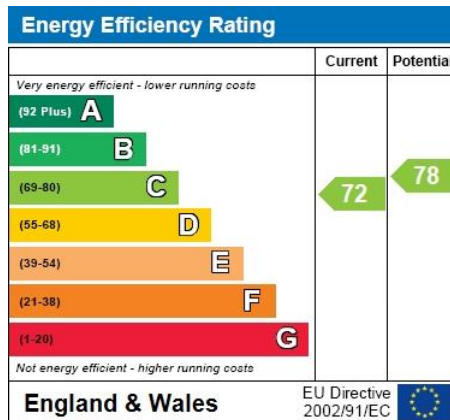
First Floor



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

Entrance Porch	Hardwood double glazed windows and door, wood block flooring, part Georgian glazed.
Entrance Hall	Spindled balustrade, radiator, understairs cupboard, picture rail, wood block flooring, double glazed Georgian style glazed door to:
Lounge	14'5" (4.39m) x 11'4" (3.45m) PVCu double glazed window, picture rail, radiator, coved ceiling.
Kitchen / Dining Room	21'8" (6.6m) x 10'4" (3.15m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, space for American style fridge/freezer, gas cooker point, plumbing for washing machine, 2 PVCu double glazed windows, aluminium patio door to conservatory, ceramic tiled floor, wall mounted gas central heating boiler, tiled splashbacks, radiator, built in cupboard.
Conservatory	9'4" (2.84m) x 8'10" (2.69m) PVCu double glazed windows and French doors, ceramic tiled floor, polycarbonate roof, under floor heating.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window and access to loft space.
Bedroom 1	11'10" (3.61m) Plus Recess x 11'4" (3.45m) To Wardrobe PVCu double glazed window, radiator, built in mirrored wardrobe, picture rail.
Bedroom 2	12'5" (3.78m) Plus Recess x 8'10" (2.69m) PVCu double glazed window, radiator, built in wardrobe, picture rail.
Bedroom 3	9'5" (2.87m) x 7'6" (2.29m) PVCu double glazed window, pine panelling, built in cupboard, laminate flooring, radiator.
Bathroom	8'10" (2.69m) x 5'7" (1.7m) Modern 4 piece suite of panelled bath, separate shower cubicle with screen, low level W.C., vanity hand basin, 2 PVCu double glazed windows on twin aspect, radiator, tiled walls, extractor fan.
OUTSIDE	
Front Garden	Wall and iron rail, laid to shingle, side pedestrian access to:
Rear Garden	With lawn, timber shed, greenhouse, brick sheds, outside W.C., fishpond, flower borders.
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.