



**OIEO £290,000**  
**38 Heaton Road**  
Elson, Gosport, PO12 4PN

## PROPERTY SUMMARY

A well-presented three-bedroom semi-detached house situated in the popular Elson area. The property offers spacious and flexible accommodation throughout, featuring two reception rooms, a gallery-style fitted kitchen, and a bright sun room overlooking the garden. Upstairs comprises three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden with a patio area complete with awning, ideal for outdoor entertaining and relaxing. Further benefits include a garage and driveway providing off-road parking. Call the Gosport Office to view now!





## **ENTRANCE HALL**

**LOUNGE** 13' 10" x 9' 10" (4.22m x 3.02m) Maximum measurements

**DINING ROOM** 11' 11" x 9' 9" (3.65m x 2.99m)

**KITCHEN** 8' 9" x 5' 10" (2.69m x 1.80m)

**SUN ROOM** 15' 7" x 5' 8" (4.75m x 1.73m)

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 10" x 9' 10" (4.22m x 3.02m) Maximum measurements

**BEDROOM TWO** 11' 10" x 9' 10" (3.62m x 3.02m)

**BEDROOM THREE** 9' 1" x 5' 10" (2.79m x 1.80m)

## **SHOWER ROOM**

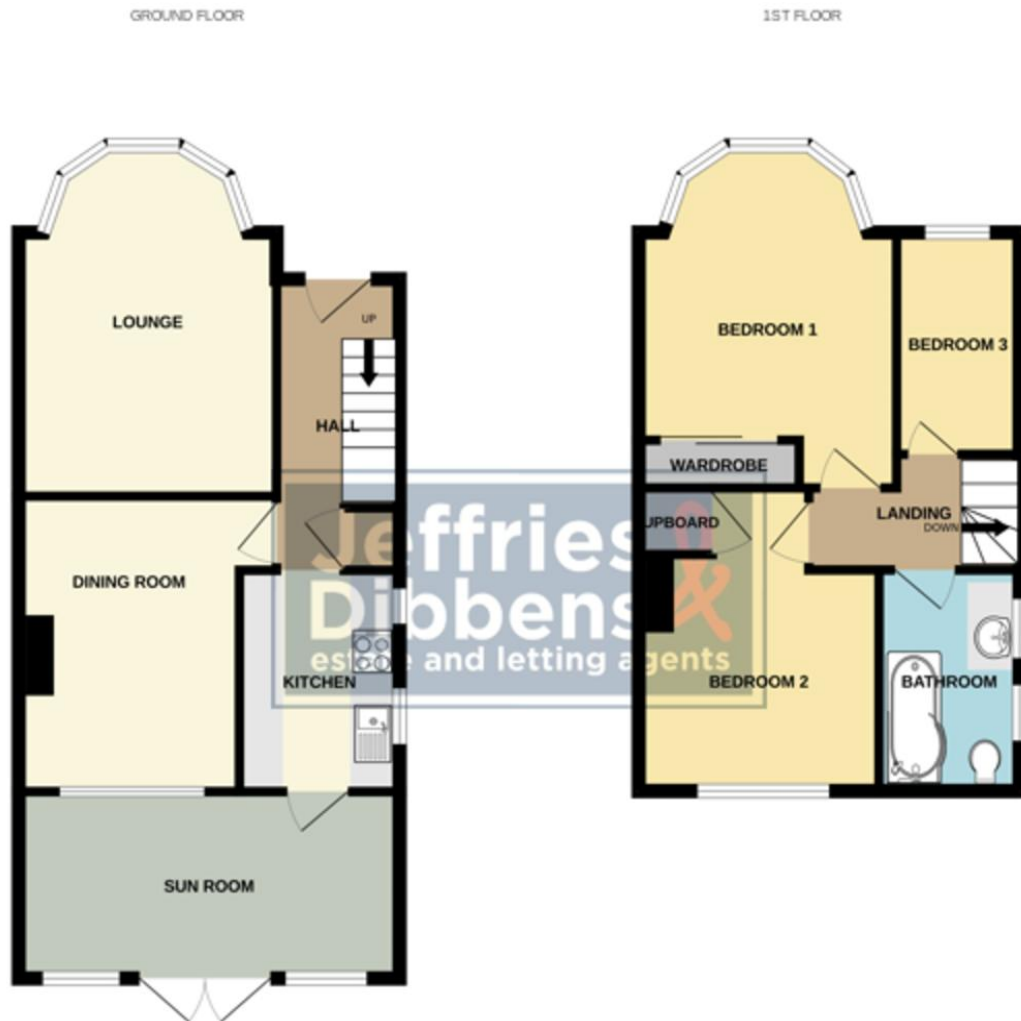
## **OUTSIDE**

## **DRIVEWAY**

## **REAR ENCLOSED GARDEN**

## **GARAGE**



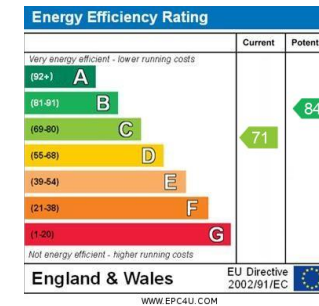


**LOCAL AUTHORITY**  
Gosport Borough Council

**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.



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