

Chantry Road, Elson,
Gosport, Hampshire, PO12 4NB

£265,000



Middle Terraced House
Lounge / Dining Room
PVCu Double Glazing
Garage To Rear

Three Bedrooms
First Floor Bathroom
Gas Central Heating

023 9258 5588

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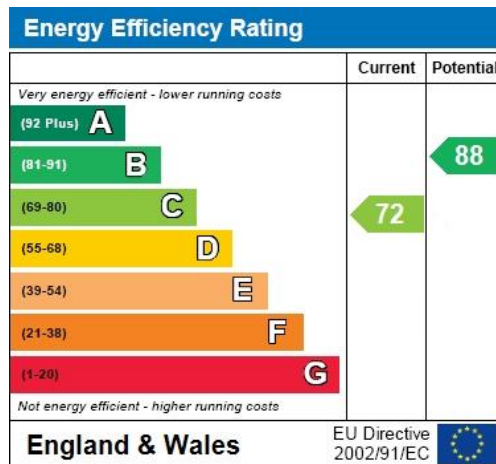
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FLOOR PLAN TO FOLLOW



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Entrance Hall	PVCu double glazed door and window, radiator, understairs meter cupboard, stairs to first floor.
Lounge / Dining Room	26'3" (8m) x 9'10" (3m) widening to 10'10" (3.3m), Radiator, PVCu double glazed window, sliding patio door to conservatory, coved ceiling, archway to:
Kitchen	9'1" (2.77m) x 6'3" (1.91m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, PVCu double glazed window, ceramic tiled floor, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge.
Conservatory	16'5" (5m) x 5'5" (1.65m) PVCu double glazed window and door to garden, plumbing for washing machine, space for dryer, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	14'5" (4.39m) Into Bay x 10'5" (3.18m) Built in cupboard, radiator.
Bedroom 2	12'5" (3.78m) x 10'5" (3.18m) PVCu double glazed window, radiator.
Bedroom 3	7'2" (2.18m) x 5'10" (1.78m) PVCu double glazed window, radiator.
Bathroom	Panelled bath with Triton shower over, pedestal hand basin, low level W.C., radiator, PVCu double glazed window, tiled splashbacks.
OUTSIDE	
Front Garden	
Rear Garden	With concrete path, lawn and borders, double timber gates to rear service road.
Detached Garage	
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.