

Mill Pond Road, Elson, Gosport, Hampshire, PO12 4QL £210,000



Middle Terrace House

Lounge

11`7 x 8`5 Kitchen

PVCu Double Glazing & Gas Central Heating

Off Road Parking

Three Bedrooms

Full Width Double Glazing

Conservatory

Bathroom With White Suite

Rear Garden Of Sunny Aspect

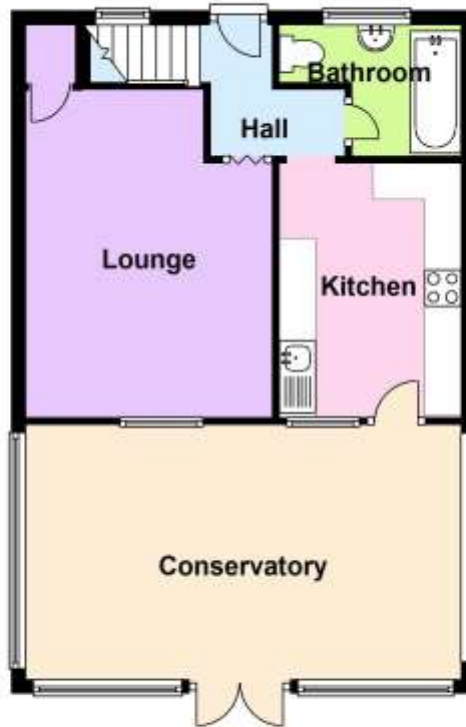
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

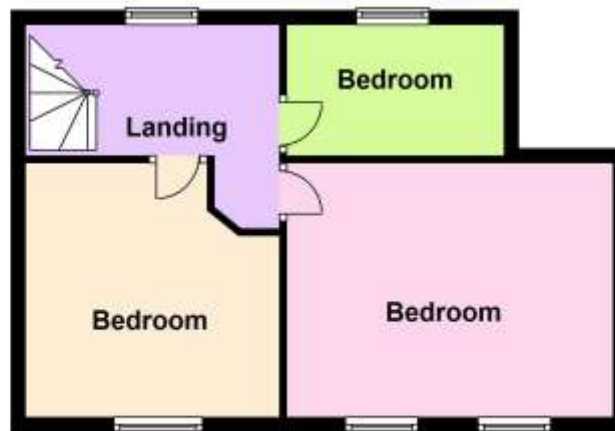
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## Ground Floor



## First Floor

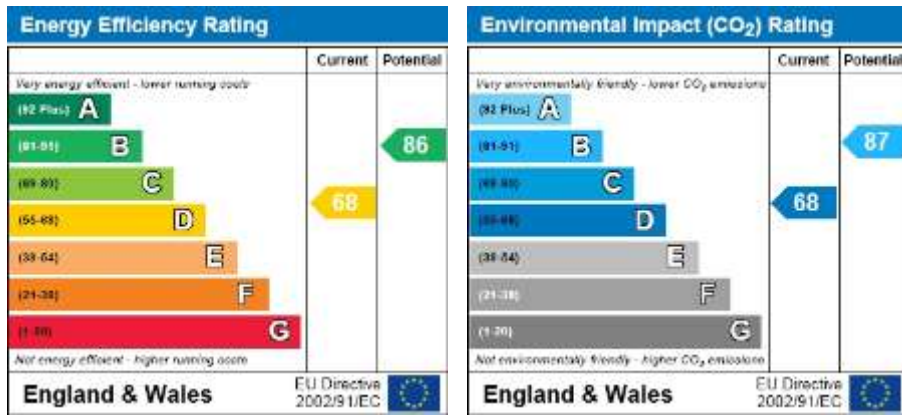


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed window and door, radiator, laminate flooring, stairs to 1st floor.
Lounge	14'8" (4.47m) x 12'10" (3.91m) PVCu double glazed window, fire surround with marble hearth and gas fire with back boiler, understairs cupboard, flat and coved ceiling.
Kitchen	11'7" (3.53m) x 8'5" (2.57m) Single drainer sink unit, pine fronted wall and base units with worksurface over, built-in oven and 4 ring electric hob with extractor canopy over, tiled splashbacks, space for fridge/freezer, plumbing for washing machine and dishwasher, PVCu double glazed window, tile effect laminate flooring, flat and coved ceiling, door to:
Conservatory	20'0" (6.1m) x 10'5" (3.18m) PVCu double glazed windows and french doors to garden, vinyl flooring, 3 wall lights.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, WC, 2 PVCu double glazed windows, towel rail, vinyl flooring, flat and coved ceiling.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, airing cupboard, access to loft space, spindled balustrade.
Bedroom 1	14'9" (4.5m) x 10'10" (3.3m) 2 PVCu double glazed windows, radiator, flat and coved ceiling.
Bedroom 2	11'10" (3.61m) x 11'3" (3.43m) PVCu double glazed window, radiator, flat ceiling.
Bedroom 3	10'2" (3.1m) x 6'10" (2.08m) PVCu double glazed window, double radiator.
OUTSIDE	
Front Garden	With brick paved driveway, lawn, concrete path, shared walkway giving access to:
Rear Garden	Lawn, large decking area with balustrade.

### Directions

From our office proceed along Stoke Road towards the Town Centre, by Walpole Park turn left into Spring Garden Lane and at the end of Spring Garden Lane turn left into Forton Road. Proceed to the crossroads and at the traffic lights turn right into The Crossway, take the 2nd turning right into Mill Pond Road, where the property will be found shortly on the right hand side.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.