

Welch Road, Elson, Gosport, Hampshire, PO12 4PZ

£181,500



Middle Terraced House
Two Reception Rooms
First Floor Wetroom
Partial Central Heating

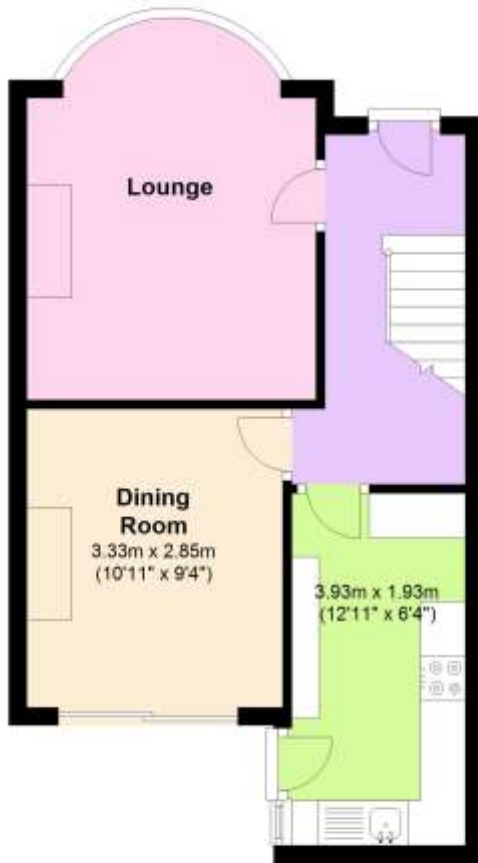
Three Bedrooms
14'1 Long Kitchen
PVCu Double Glazing
Updating Required

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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Ground Floor



First Floor



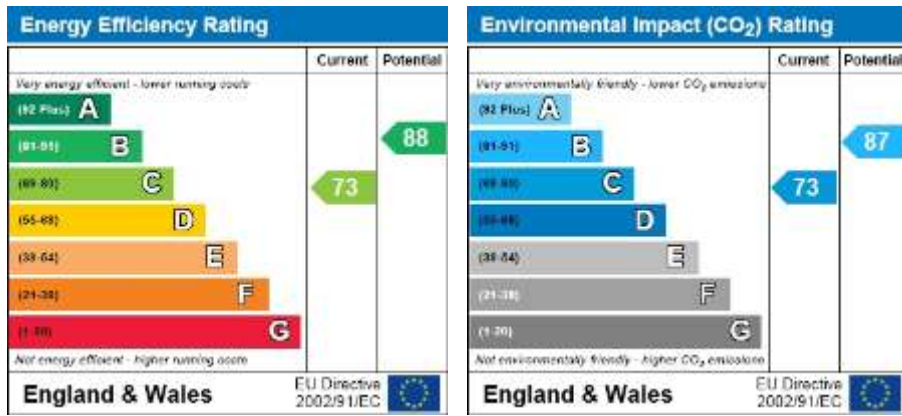
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Entrance Hall	PVCu double glazed front door with oval glass panel, double radiator, dado rail, understairs meter cupboard.
Lounge	13'7" (4.14m) Into Bay x 10'7" (3.23m) PVCu double glazed window, double radiator.
Dining Room	11'1" (3.38m) x 9'5" (2.87m) Aluminium double glazed patio door to garden, double radiator.
Kitchen	14'1" (4.29m) x 6'4" (1.93m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, breakfast bar, wall mounted gas central heating boiler, PVCu double glazed door and window, tiled splashbacks, plumbing for washing machine, space for fridge.
ON THE 1ST FLOOR	
Landing	With dado rail.
Bedroom 1	13'10" (4.22m) Into Bay x 9'8" (2.95m) PVCu double glazed window, built-in cupboard, double radiator, picture rail.
Bedroom 2	11'1" (3.38m) x 9'8" (2.95m) PVCu double glazed window, cast-iron fireplace, built-in cupboard, picture rail.
Bedroom 3	8'2" (2.49m) x 6'2" (1.88m) PVCu double glazed window, picture rail.
Wet Room (Previously Bathroom)	Mira shower, pedestal hand basin, low level W.C., PVCu double glazed window, access to loft space, wall mounted fan heater.
OUTSIDE	
Front Garden	Dwarf wall, iron rail and gate.
Rear Garden	With lawn, timber shed and rear timber gate to service road.

Directions

From our office proceed along Stoke Road towards the Town Centre. Turn left by Walpole Park into Spring Garden Lane and at the T junction left into Forton Road. Having passed St Vincent College, turn right into Mill Lane following the road as it forks to the left and proceeding straight ahead at the mini roundabout. Take the 4th turning right into Welch Road where the property will be found approximately ½ way down on the left hand side.



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.