

Anthony Grove, Elson, Gosport, Hampshire, PO12 4AR £245,000



Middle Terraced House

Lounge / Dining Room

Double Glazed Conservatory

PVCu Double Glazing

Block Paved Car Hardstanding to Front

Three Bedrooms

Modern Kitchen

First Floor Bathroom With White Suite

Gas Central Heating

In Our Opinion, A Well Presented Home

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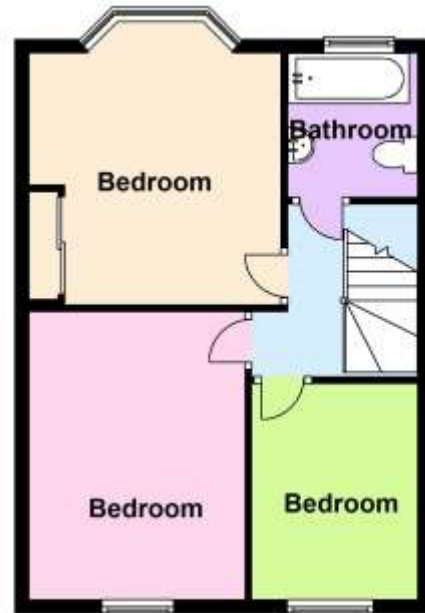
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Ground Floor



First Floor



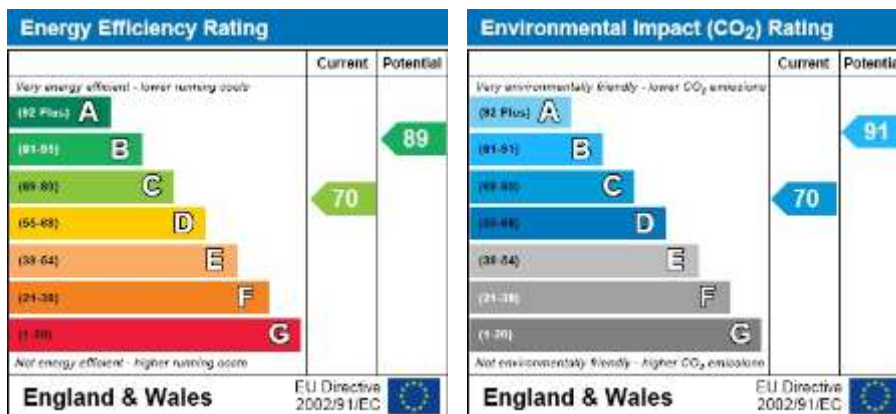
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Entrance Hall	PVCu double glazed front door and side windows with stained glass panels, double radiator, stairs to first floor with spindled balustrade, understairs cupboard, flat and covered ceiling.
Lounge / Dining Room	26'10" (8.18m) Into Bay x 9'9" (2.97m) Widening to 10'9" (3.28m), PVCu double glazed window, French doors to garden, fire surround with marble style inset and hearth and living flame gas fire, picture rail, 2 double radiators and flat ceiling.
Kitchen	1½ bowl stainless steel sink unit, modern range of wall and base units with worksurface over, stainless steel built-in double oven, 4 ring gas hob with extractor hood over, integrated fridge, pull-out larder, pull-out corner storage unit, glass splashbacks, pelmet lighting, PVCu double glazed door and window to:
Conservatory	8'11" (2.72m) x 7'9" (2.36m) PVCu double glazed windows and door, glass roof, quarry tiled floor, plumbing for washing machine, space for fridge/freezer, base unit and worksurface over.
ON THE 1ST FLOOR	
Landing	Access to loft space, flat and covered ceiling, overstairs storage cupboard.
Bedroom 1	13'5" (4.09m) Into Bay x 10'10" (3.3m) PVCu double glazed window, radiator, wardrobe with mirror fronted sliding doors, flat and covered ceiling.
Bedroom 2	13'4" (4.06m) x 9'5" (2.87m) PVCu double glazed window, radiator, flat and covered ceiling.
Bedroom 3	9'9" (2.97m) x 7'7" (2.31m) PVCu double glazed window, radiator, flat and covered ceiling.
Bathroom	White suite of panelled bath with Mira shower over, pedestal hand basin and low level W.C., PVCu double glazed window, ½ tiled walls and fully tiled to shower area, flat ceiling.
OUTSIDE	
Front Garden	With front wall, border and block paved car hardstanding.
Rear Garden	Paved with flower and shrub borders, timber arch giving access to timber garden shed and storage area, rear timber pedestrian gate.



Directions

From the A32 and the double set of roundabouts by Fort Brockhurst, proceed into Elson along Elson Road. Take the 3rd turning left into Frater Lane and 1st left into Anthony Grove, where the property will be found almost immediately 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.