

Chantry Road, Elson, Gosport, Hampshire, PO12 4NF £215,000



Middle Terrace House

Lounge

Conservatory

First Floor Bathroom With White Suite

PVCu Double Glazing

Three Bedrooms

Kitchen / Dining Room

Ground Floor WC

Off Road Parking

Gas Central Heating

023 9258 5588

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Ground Floor



First Floor

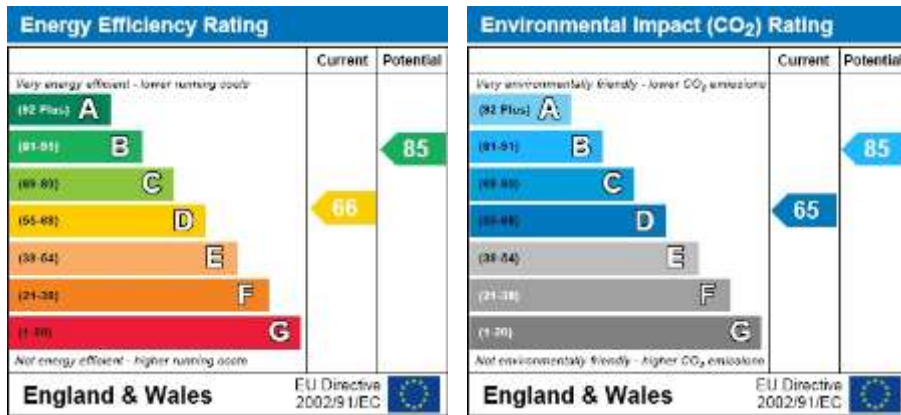


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Entrance Hall	Glazed front door, single radiator, under stairs cupboard, laminate flooring, coved ceiling, stairs to 1st floor.
Lounge	14'1" (4.29m) Into Bay x 10'10" (3.3m) PVCu double glazed window, fireplace with timber surround and marble hearth, radiator, coved ceiling, 2 wall lights.
Dining Room	12'2" (3.71m) x 9'8" (2.95m) Radiator, laminate flooring, Georgian style french doors to conservatory, archway to:
Kitchen	9'0" (2.74m) x 6'5" (1.96m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built-in oven, 4 ring gas hob with extractor canopy above, space for fridge/freezer, laminate flooring, plumbing for dishwasher, tiled splashbacks, PVCu double glazed window.
Conservatory	16'11" (5.16m) Max x 8'5" (2.57m) PVCu double glazed windows and door to garden, ceramic tiled floor, radiator, plumbing for washing machine, space for dryer.
Cloakroom Off	With white suite of low level WC, hand basin, ½ tiled walls, storage cupboard, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	14'7" (4.45m) Into Bay x 10'6" (3.2m) PVCu double glazed window, radiator.
Bedroom 2	12'4" (3.76m) x 10'4" (3.15m) Into Recess, PVCu double glazed window, radiator, wall mounted Vaillant gas central heating boiler concealed within cupboard.
Bedroom 3	7'3" (2.21m) x 5'11" (1.8m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with shower over, pedestal hand basin, low level WC, PVCu double glazed window, ½ tiled walls, extractor fan, access to loft space, chrome heated towel rail, ceramic tiled floor.
OUTSIDE	
Front Garden	Paved front hardstanding for cars.
Rear Garden	With patio, lawn and additional patio to rear, timber garden shed, a rear service road is located behind the property.

Directions

From the A32 and the double set of roundabouts by Fort Brockhurst proceed towards Gosport along Brockhurst Road. Take the 3rd turning left into Chantry Road following the road round to the right which in turn will fork to the left where the property will be found 1/2 way down on the right hand side.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="color: #00bcd4; font-size: 1.2em;">Viewing Notes</p>		

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.