

A good-sized character property in a convenient location, benefitting from no onward chain and comprising lounge, dining room, kitchen, three bedrooms, bathroom, garden and driveway. The property requires updating and modernisation but has great potential.

The Accommodation Comprises:

Entrance Hall

Stairs to First Floor landing, under-stairs storage cupboard housing boiler.

Lounge 11' 4" x 10' 10" (3.45m x 3.30m)

UPVC double glazed Bay window to front elevation, feature fireplace, radiator.

Dining Room 11' 4" into Bay x 8' 1" (3.45m into Bay x 2.46m)

UPVC double glazed window to rear elevation, radiator.

Kitchen 12' 8" x 7' 11" (3.86m x 2.41m)

UPVC double glazed window and door to rear elevation, fitted with a range of base cupboards and matching eye-level units, double sink with mixer tap, space for oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher.

First Floor Landing

Access to loft via hatch, doors to:

Bedroom One 11' 3" x 9' 7" (3.43m x 2.92m) max

Two UPVC double glazed windows to front elevation, built-in storage cupboards, radiator.

Bedroom Two 12' 10" x 8' 0" (3.91m x 2.44m) max

UPVC double glazed window to rear elevation, feature fireplace, radiator.

Bedroom Three 9' 8" x 8' 1" (2.94m x 2.46m)

UPVC double glazed window to rear elevation.

Bathroom

Obscured UPVC double glazed window to front elevation, bath with mixer taps, low level WC, wash hand basin with mixer taps.

Outside

There is a driveway to the front of the property providing off-road parking and a side gate leading to the rear garden. The rear garden is laid mainly to lawn with patio and path, and enclosed by panelled fences. The garden extends at the rear beyond the fenced panelled where the vendor is currently storing an ISO container.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

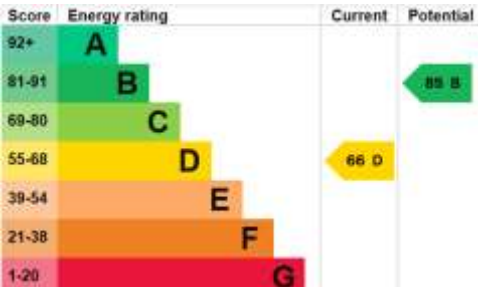
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

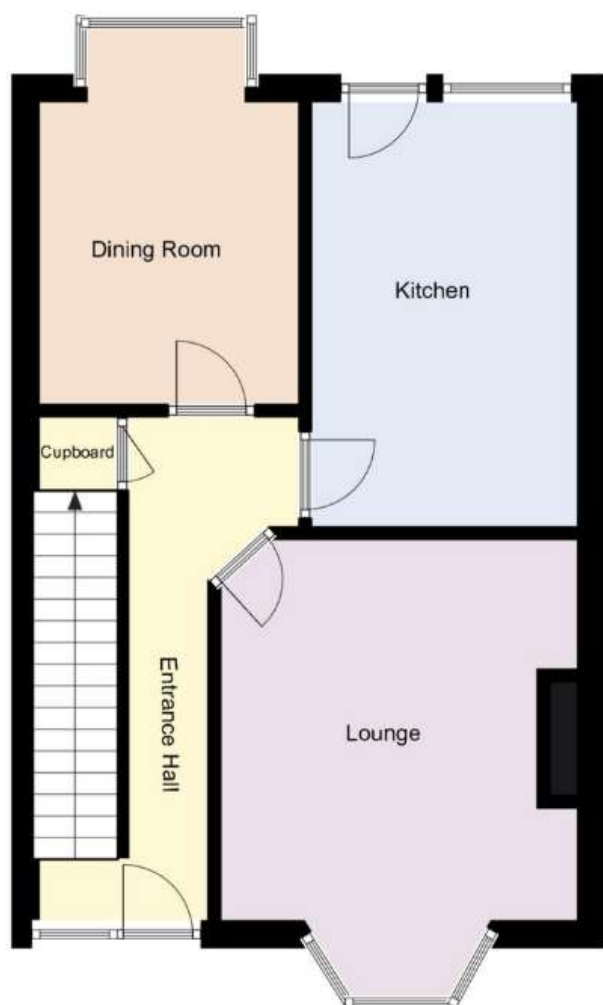
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: B







**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



\*DRAFT DETAILS\*

£250,000  
Elson Road, Gosport, PO12 4BJ

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT