

Pelham Road, Gosport,  
Hampshire, PO12 3NX

£215,000



Middle Terraced House  
First Floor Bathroom  
Spacious Kitchen / Dining Room  
PVCu Double Glazing  
Of Interest To First Time Buyers

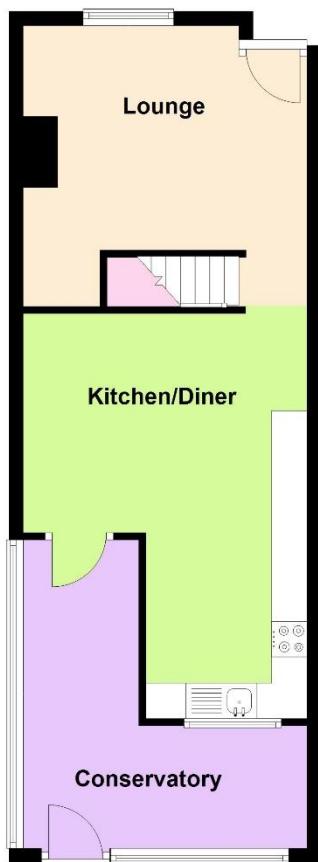
Two Good Size Bedrooms  
Separate Lounge  
Conservatory  
Gas Central Heating

**023 9258 5588**

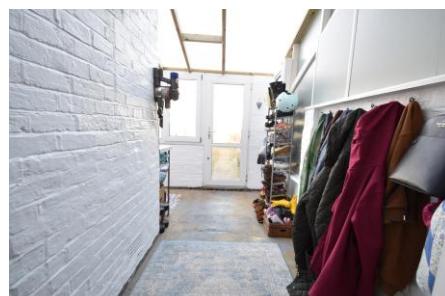
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**Ground Floor**



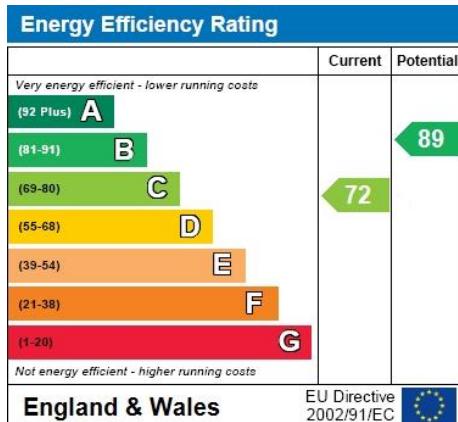
**First Floor**



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**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Lounge	13'1" (3.99m) x 10'0" (3.05m) Plus Recess, PVCu double glazed window and front door, radiator, laminate flooring, understairs recess with shelving.
Kitchen / Dining Room	13'0" (3.96m) x 18'7" (5.66m) narrowing to 10'2 (3.1m), L Shaped, Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, laminate flooring, PVCu double glaze window, radiator, PVCu double glazed door to:
Conservatory	14'3" (4.34m) x 13'2" (4.01m) narrowing to 4'11 (1.5m), L Shaped, PVCu double glazed window and door, polycarbonate roof, plumbing for washing machine, space for tumble dryer, stainless steel sink unit with base unit under.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	13'1" (3.99m) x 10'0" (3.05m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	18'8" (5.69m) x 7'6" (2.29m) PVCu double glazed window, radiator.
Bathroom	Panelled bath with Triton shower over, pedestal hand basin, low level WC., radiator, PVCu double glazed windows, tiled splashbacks.
<b>OUTSIDE</b>	
Front Forecourt	Brick wall and iron gate.
Rear Garden	Patio, artificial grass, flower borders, block built shed, rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.