



Exmouth Road, Elson, Gosport, Hampshire, PO12 4EX
£330,000 Freehold





Measurements

Entrance Porch

Cloakroom

Lounge 14'9" (4.5m) Max x 14'7" (4.45m) Max

Dining Area 11'6" (3.51m) x 7'9" (2.36m)

Kitchen 11'11" (3.63m) x 6'7" (2.01m)

Conservatory 15'3" (4.65m) x 7'9" (2.36m)

ON THE 1ST FLOOR

Landing

Bedroom 1 12'11" (3.94m) x 10'10" (3.3m)

Bedroom 2 8'10" (2.69m) x 8'1" (2.46m)

Bedroom 3 8'10" (2.69m) x 6'4" (1.93m)

Bathroom 6'4" (1.93m) x 6'3" (1.91m)

OUTSIDE

Front Garden Driveway for several cars

Rear Garden

Selling? Can we help?



Main Features

Detached House
 Three Bedrooms
 Lounge
 Dining Area
 Double Glazed Conservatory
 Cloakroom
 First Floor Bathroom
 Gas Central Heating
 PVCu Double Glazing
 Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We are pleased to offer this 3 bedroom detached house in the popular Elson area. The property is located within easy reach of local schools, parks, shops and bus route. The accommodation offers a lounge with a separate dining area as well as a double glazed conservatory. There is also a ground floor cloakroom with the bathroom being located on the 1st floor. Gas central heating and PVCu double glazing are installed. Outside to the front is parking for several cars with a lawned garden to the rear.



Family Business Established 1969



Property Information

Council Tax Band D

Freehold

For information on broadband speed and mobile phone coverage for this property visit:

<https://checker.ofcom.org.uk>

We have been advised that planning for a detached dwelling has been submitted which will back onto some of the properties in Exmouth Road.

Planning application: <https://www.gosport.gov.uk/article/1221/View-and-comment-on-planning-applications> Ref: 24/00041/FULL



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.

Further Properties Wanted

