

Rydal Road, Elson,
Gosport, Hampshire, PO12 4ES

£315,000



Extended Family Home

Family Bathroom & En-Suite To Bedroom
One

Ground Floor Cloakroom

Separate Lounge

Off Road Parking To Front

Three Double Bedrooms

Double Glazed Conservatory

Kitchen / Dining Room

PVCu Double Glazing & Gas Central
Heating

Potential Garage or Additional Parking To
Rear

023 9258 5588

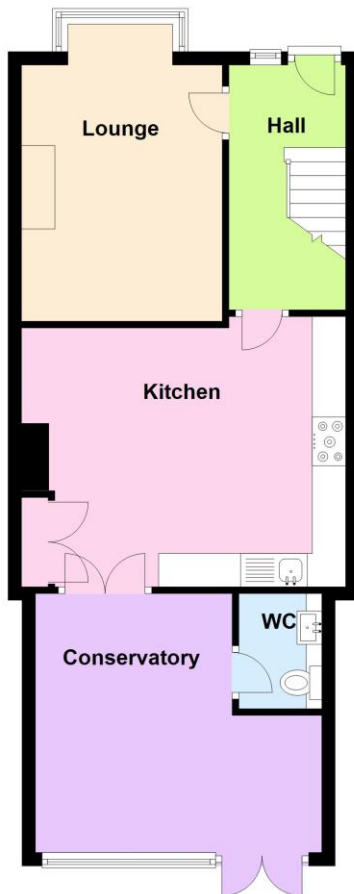
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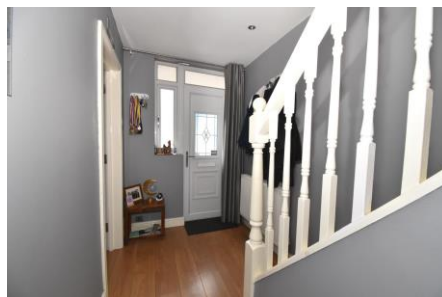
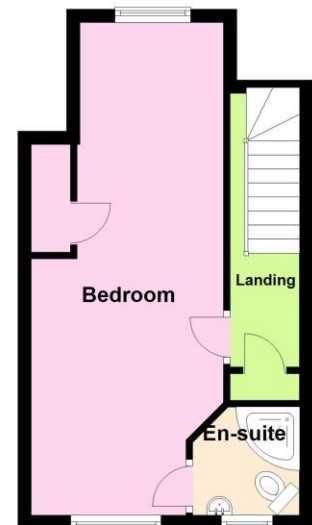
Ground Floor



First Floor



Second Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, radiator, laminate flooring, stairs to first floor, understairs cupboard.
Lounge	14'8" (4.47m) Into Bay x 9'10" (3m) PVCu double glazed window, timber flooring, coved ceiling, radiator.
Kitchen / Dining Room	14'5" (4.39m) Into Recess x 12'8" (3.86m) Single drainer enamel sink unit, wall and base cupboards with worksurface over, built in oven and 5 ring gas hob with extractor canopy over, plumbing for washing machine and dishwasher, space for American style fridge/freezer, larder cupboard, coved ceiling, tiled splashbacks, built in dresser unit, Kardean flooring, French doors to:
Conservatory	13'7" (4.14m) Max x 12'7" (3.84m) L Shaped, PVCu double glazed French doors and windows, polycarbonate roof, laminate flooring, base unit and worksurface, tall standing storage cupboard.
Cloakroom Off	With low level W.C with concealed cistern, vanity hand basin with cupboard under, chrome heated towel rail, laminate flooring, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Stairs to 2nd floor with spindled balustrade.
Bedroom 2	12'7" (3.84m) x 9'11" (3.02m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	12'9" (3.89m) x 10'0" (3.05m) PVCu double glazed window, laminate flooring, radiator, built in cupboard with wall mounted gas central heating boiler, coved ceiling.
Study	5'5" (1.65m) x 4'11" (1.5m) PVCu double glazed window, radiator.
Bathroom	8'9" (2.67m) x 5'4" (1.63m) Panelled bath with antique style mixer tap and shower attachment, separate shower cubicle, low level W.C., pedestal hand basin, PVCu double glazed window, tiled walls and floor, chrome heated towel rail.
ON THE 2ND FLOOR	
Landing	Storage cupboard, eaves cupboard, Velux window.
Bedroom 1	23'6" (7.16m) Max x 9'7" (2.92m) Max Twin aspect room with 2 PVCu double glazed windows, walk in cupboard, 2 radiators.
En-Suite Shower Room	Shower cubicle, low level W.C., pedestal hand basin, PVCu double glazed window, chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	Paved hardstanding for car.

Rear Garden

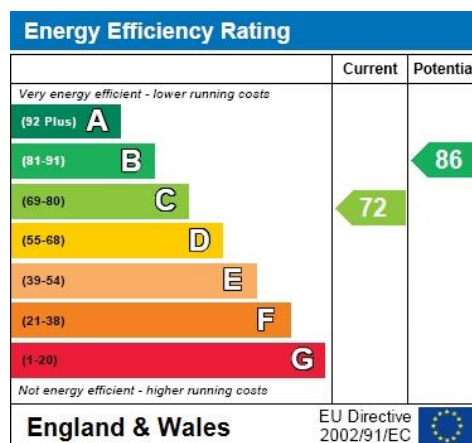
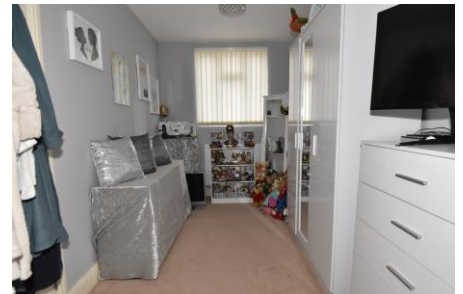
Of sunny aspect with patio, lawn, concreted area to rear with pedestrian gate to service road. This has the potential to make further parking if the current boundary was removed and shed relocated.

Tenure

Freehold.

Council Tax

Band B.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.