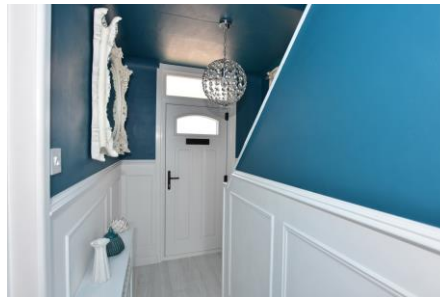


Amberley Road, Elson,
Gosport, Hampshire, PO12 4EN

£300,000



Semi Detached House

Recently Renovated & Improved

3rd Bedroom Of 9`11 x 6`3

Conservatory

Gas Central Heating & PVCu Double
Glazing

Three Bedrooms

Lounge / Dining Room

Good Size Rear Garden

Ground Floor W.C.

In Our Opinion, A Well Presented Home

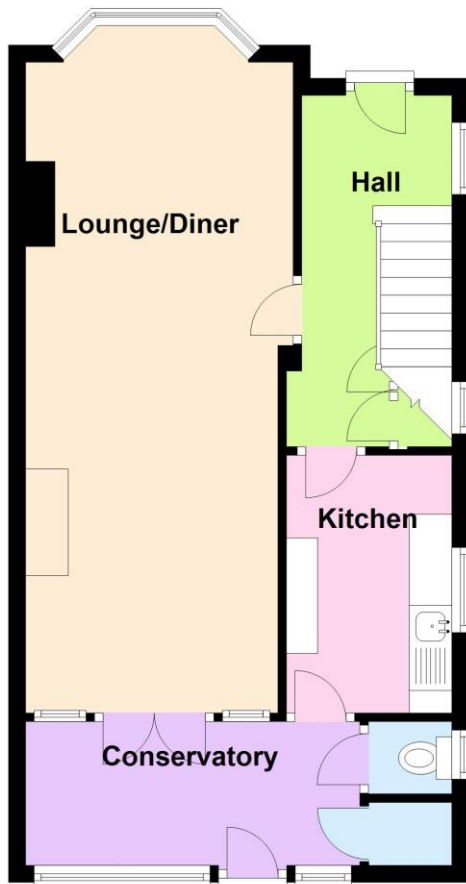
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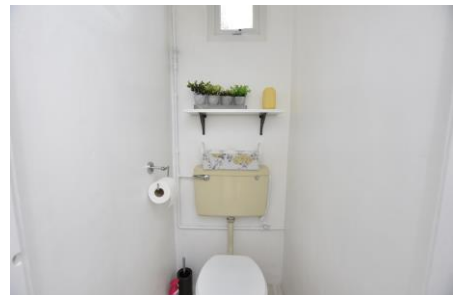
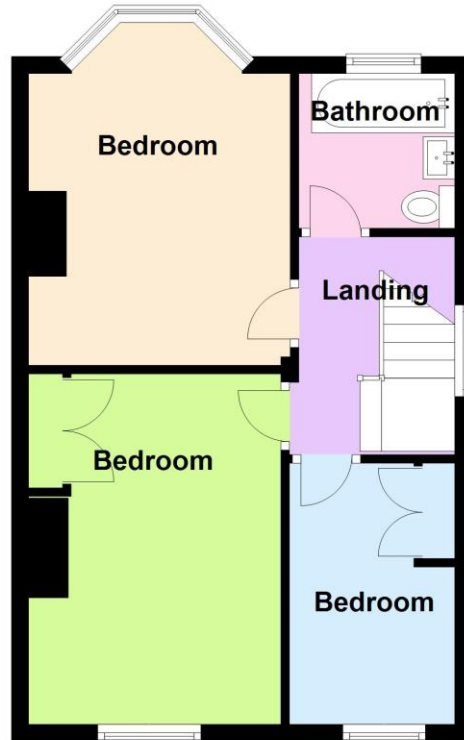
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Ground Floor

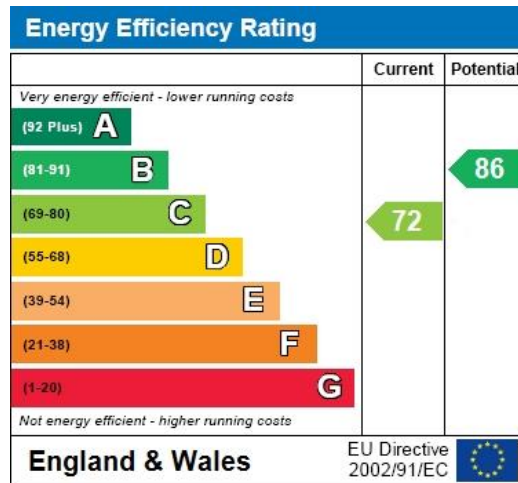


First Floor



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

Entrance Hall	Composite front door with glazed panel, PVCu double glazed side window, radiator, dado rail, understairs meter cupboard, further cupboard suitable for storing a fridge/freezer, stairs to first floor.
Lounge / Dining Room	26'6" (8.08m) Into Bay x 10'1" (3.07m) narrowing to 9'8" (2.95m), PVCu triple glazed window, 2 radiators, cast iron fireplace with marble hearth, Georgian style glazed doors to conservatory, picture rail.
Kitchen	9'11" (3.02m) x 6'3" (1.91m) Single drainer stainless steel sink unit, white fronted wall and base cupboards with worksurface over, electric cooker point, double radiator, tiled splashbacks, plumbing for dishwasher, PVCu double glazed window, wall mounted Vaillant gas central heating boiler, part Georgian style glazed door to conservatory.
Conservatory	13'5" (4.09m) x 5'9" (1.75m) PVCu double glazed windows and door to garden, single glazed glass roof, utility cupboard with plumbing for washing machine.
W.C. off	With W.C., PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space with pull down ladder.
Bedroom 1	13'4" (4.06m) Into Bay x 10'0" (3.05m) PVCu double glazed window, radiator, tiled fireplace, picture rail.
Bedroom 2	13'6" (4.11m) x 9'8" (2.95m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	9'11" (3.02m) x 6'3" (1.91m) PVCu double glazed window, airing cupboard, radiator, picture rail.
Bathroom	White suite of free standing bath with antique style mixer tap and shower attachment, separate shower over, pedestal hand basin, W.C. with high level cistern, PVCu double glazed window, antique style radiator incorporating towel rail.
OUTSIDE	
Front Garden	With wall lawn and concrete path, shared driveway to:
Detached Garage	15'6" (4.72m) x 9'4" (2.84m) Double timber doors, PVCu double glazed side door, access to:
Timber Workshop	9'4" (2.84m) x 4'6" (1.37m) Window and door.
Rear Garden	Of good size with concrete path, lawn, greenhouse.
Tenure	Freehold.
Council Tax	Band C.



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 you legal representative to confirm this information before exchanging contracts.