

GUIDE PRICE

£265,000 - £280,000

38 Dunkeld Road

Elson, Gosport, Hampshire, PO12 4NH

PROPERTY SUMMARY

Situated in the popular residential area of Elson, this three-bedroom mid-terraced home is offered with no forward chain. The ground floor features two versatile reception rooms, providing ample space for both relaxing and entertaining, along with a fitted kitchen and a conservatory which overlooks the rear garden, creating an additional reception area that can be enjoyed throughout the year. Upstairs, the property comprises three bedrooms and a family bathroom. Externally, the home benefits from a generous, enclosed rear garden designed for low-maintenance living, providing an ideal space for outdoor dining and family enjoyment. The property also benefits from off road parking and is conveniently located close to local amenities, schools, and transport links.

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2











ENTRANCE HALL

LOUNGE 14' 3" x 9' 6" (4.35m x 2.91m) Maximum measurements.

DINING ROOM 11' 0" x 9' 6" (3.36m x 2.91m)

KITCHEN 7' 8" x 6' 4" (2.36m x 1.94m)

CONSERVATORY 15' 0" x 6' 10" (4.58m x 2.10m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 1" x 10' 2" (4.31m x 3.10m) Maximum measurements.

BEDROOM TWO 10' 11" x 10' 2" (3.35m x 3.10m)

BEDROOM THREE 7' 5" x 5' 10" (2.28m x 1.80m)

BATHROOM

OUTSIDE

FRONT & REAR GARDENS

OFF ROAD PARKING



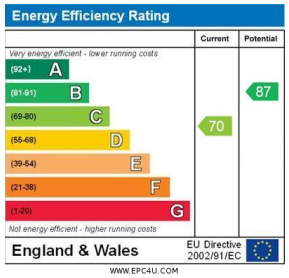
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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