

Elson Lane, Elson,
Gosport, Hampshire, PO12 4EU

£230,000



End Of Terraced House
Lounge / Dining Room
First Floor Bathroom
Gas Central Heating
Garage To The Rear

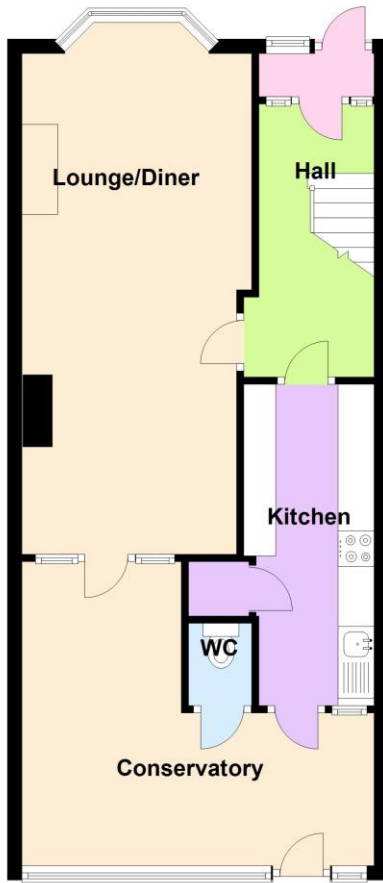
Three Bedrooms
Double Glazed Conservatory
PVCu Double Glazing
Off Road Parking To The Front

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Ground Floor

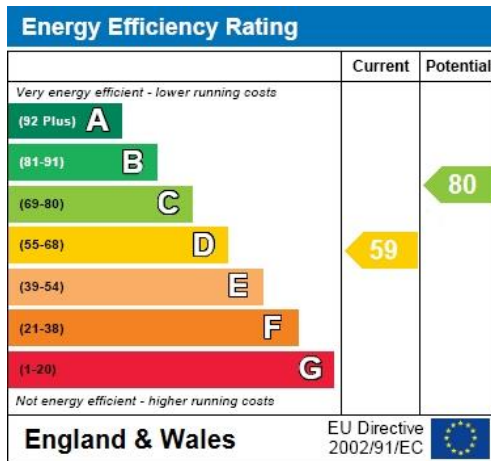


First Floor



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Entrance Porch	PVCu double glazed window and door, PVCu double glazed inner door to:
Entrance Hall	Understairs meter cupboard, stairs to first floor, cloaks recess.
Lounge / Dining Room	25'5" (7.75m) Into Bay x 10'5" (3.18m) narrowing to 9'9" (2.97m), Timber fire surround with marble style inset and hearth, electric fire, PVCu double glazed window, radiator, coved ceiling, door to conservatory
Kitchen	14'5" (4.39m) x 5'11" (1.8m) Max Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, space for fridge/freezer, tiled splashbacks, larder cupboard gas cooker point, part glazed Georgian style door to:
Conservatory	16'6" (5.03m) x 6'11" (2.11m) widening to 13'0" (3.96m) L shaped, PVCu double glazed window and door to garden, polycarbonate roof, plumbing for washing machine, space for additional appliances, wall mounted gas central heating boiler.
W.C. Off	With low level W.C.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	14'2" (4.32m) Into Bay x 9'8" (2.95m) PVCu double glazed window, 2 radiators, storage cupboard.
Bedroom 2	11'5" (3.48m) x 10'4" (3.15m) PVCu double glazed window, radiator.
Bedroom 3	7'0" (2.13m) x 6'0" (1.83m) Aluminium double glazed window, radiator.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, shower over bath, radiator.
OUTSIDE	
Front Garden	Block paved driveway.
Rear Garden	Concrete patio, metal shed, borders, side pedestrian gate.
Garage	With cantilever door accessed via rear service road.



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.