

Offers Over £400,000

Elson Lane, Gosport PO12 4EU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FIVE/SIX BEDROOM HOUSE
- ❖ FLEXIBLE LIVING ACCOMMODATION
- ❖ DOWNSTAIRS WC
- ❖ TWO EN SUITES
- ❖ GARAGE & WORKSHOP
- ❖ DRIVEWAY
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ GOOD SIZE GARDEN

Bernards is pleased to present this charming extended end-terrace house located on Elson Lane in the sought-after area of Gosport. Built circa 1950, this property offers a generous living space of 1,098 square feet, making it an ideal family home.

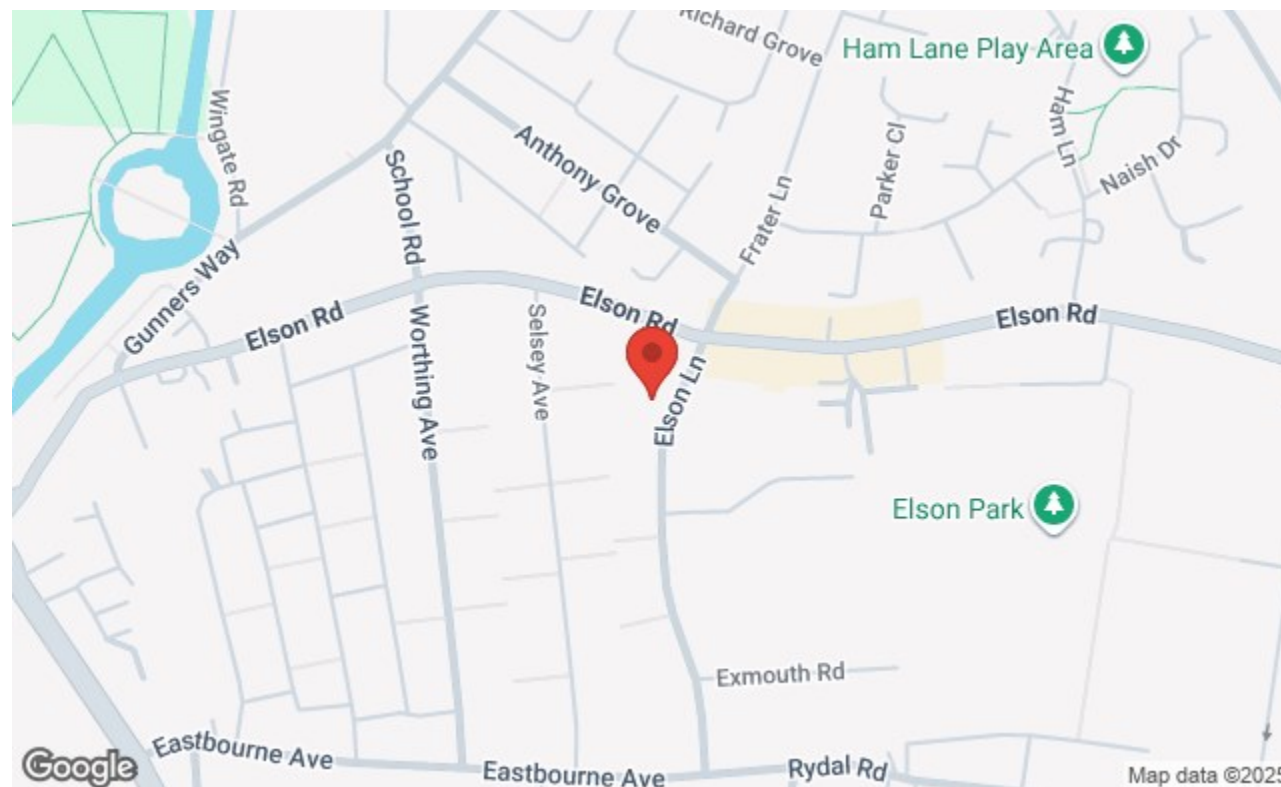
Upon entering, you will find a welcoming atmosphere enhanced by double glazing and gas central heating throughout. The ground floor features a spacious lounge/diner, perfect for entertaining, alongside a well-appointed kitchen/breakfast room that invites family gatherings. Additionally, there is a convenient downstairs WC with a utility area, a study for those who work from home, and a delightful sun room that overlooks the enclosed rear garden.

The first floor comprises four comfortable bedrooms, including a well-designed en suite for bedroom two, along with a family bathroom.

Ascend to the top floor, where you will discover a large master bedroom complete with its own en suite bathroom, providing a private retreat.

Externally, the property boasts a front driveway for off-road parking, while the rear garden is enclosed, offering a safe space for children to play or for hosting summer barbecues. A large garage and an additional garden store provide ample storage solutions.

Conveniently located, this home is within easy reach of local shops, bus routes, and schools, making it an excellent choice for families. This unique property combines comfort, space, and practicality, making it a must-see for anyone looking to settle in the vibrant community of Gosport.



97 High Street, Gosport, PO12 1DS  
t: 02392 004660



Call today to arrange a viewing  
02392 004660  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

- ENTRANCE HALL**
- SNUG/BEDROOM**  
9'8 x 5'9 (2.95m x 1.75m)
- LOUNGE/DINER**  
25'11 x 13 (7.90m x 3.96m)
- KITCHEN/BREAKFAST ROOM**  
15'5 x 11'9 (4.70m x 3.58m)
- UTILITY & DOWNSTAIRS WC**  
7'0 x 6'5 (2.13m x 1.96m)

- CONSERVATORY**  
8'10 x 6'6 (2.69m x 1.98m)
- FIRST FLOOR LANDING**
- BEDROOM TWO**  
16'5 x 6'4 (5.00m x 1.93m)
- EN SUITE**  
6'1 x 5'7 (1.85m x 1.70m)
- BEDROOM THREE**  
13'4 x 11'10 (4.06m x 3.61m)
- BEDROOM FOUR**  
11'10 x 6'11 (3.61m x 2.11m)

- BEDROOM FIVE**  
9'11 x 7'3 (3.02m x 2.21m)
- BATHROOM**  
6'2 x 5'11 (1.88m x 1.80m)
- SECOND FLOOR**
- BEDROOM ONE**  
17'1 x 15'8 (5.21m x 4.78m)
- EN SUITE BATHROOM**  
6'8 x 6'5 (2.03m x 1.96m)

- OUTSIDE**
- FRONT DRIVEWAY**
- GARAGE**  
18'9 x 9'7 (5.72m x 2.92m)
- SHED**  
15'11 x 7'7 (4.85m x 2.31m)

**ANTI MONEY LAUNDERING**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**REMOVALS**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation

**SOLICITORS**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**BERNARDS MORTGAGE & PROTECTION**  
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**FREEHOLD / COUNCIL TAX BAND C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	69	77
England & Wales		



Call today to arrange a viewing  
02392 004660  
www.bernardsestates.co.uk

