



**Elson Lane, Gosport PO12 4ET**

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## **Elson Lane, Gosport**

**\*\* Substantial Plot \*\* Immaculate Garden \*\*Two Bedrooms \*\* Conservatory \*\* Extended \*\***

##Invalid Field Name##

### **Entrance Hall**

Door with stained glass panel to front access, stairs to first floor landing, radiator.

### **Dining Room**

11' 1" x 11' ( 3.38m x 3.35m )

Wooden double glazed window to front elevation, radiator.

### **Lounge**

14' 6" x 10' 11" ( 4.42m x 3.33m )

UPVC double glazed sliding doors to side access, feature hand-built brick fire surround with open fire, understairs storage cupboard, tv point, radiator.

### **Kitchen**

15' 6" max x 14' 10" max ( 4.72m max x 4.52m max )

Two UPVC double glazed windows to side elevation, skylight windows, matching wall and base units, work surfaces, sink and drainer unit, space for range cooker, washing machine and fridge/freezer, tiled surrounds, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath, walk-in shower cubicle with power shower, wash hand basin, wc, tiled walls and flooring, access to loft space, radiator.

### **First Floor Landing**

Doors to:

### **Bedroom 1**

14' 7" x 11' ( 4.45m x 3.35m )

UPVC double glazed window to front elevation, feature fire surround, radiator, access to loft space.

### **Boarded Loft**

Access via loft ladder, UPVC double glazed skylight

to rear elevation, access to eaves storage space, carpeted with power and light.

### **Bedroom 2**

14' 7" x 10' 11" ( 4.45m x 3.33m )

UPVC double glazed window to rear elevation, storage cupboard with wall mounted gas boiler, feature fire surround, radiator.

### **Outside**

To the front the garden is enclosed by a half brick wall and panel fencing and laid to lawn section. To the rear the organic garden is approximately 280 ft x 80 ft with a substantial feature pond, mature trees, fruit trees and shrubs. The rear garden also contains a shed with double doors and is a key feature for this property and is perfect for a keen gardener.





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## Elson Lane, Gosport

- Offers Over £270,000
- Substantial Plot
- Two Bedrooms
- Extended Kitchen
- End Of Terrace

Tenure: Freehold EPC Rating: E

offers over

**£270,000**



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Property Ref:  
GOS111787 - 0005

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