



Elson Lane, Gosport PO12 4ET

welcome to

Elson Lane, Gosport

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

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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welcome to

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS111787 - 0006

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