

Frater Lane, Elson,
Gosport, Hampshire, PO12 4AU

£199,995



Middle Terraced House
Two Reception Rooms
Double Glazing
Garden & Workshop

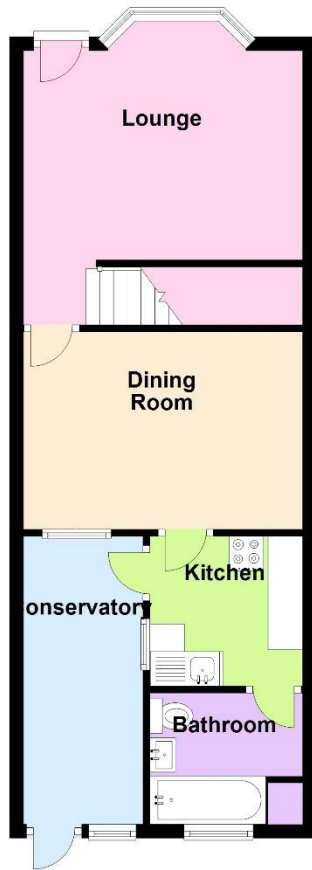
Two Bedrooms
Modern Kitchen
Gas Central Heating
No Forward Chain

023 9258 5588

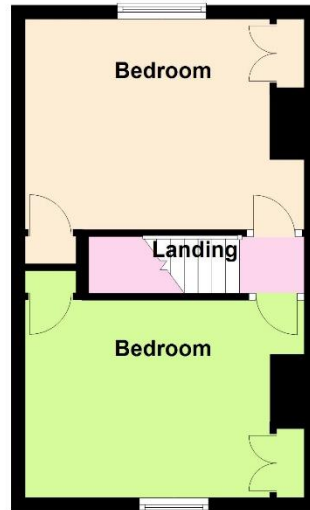
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Ground Floor



First Floor



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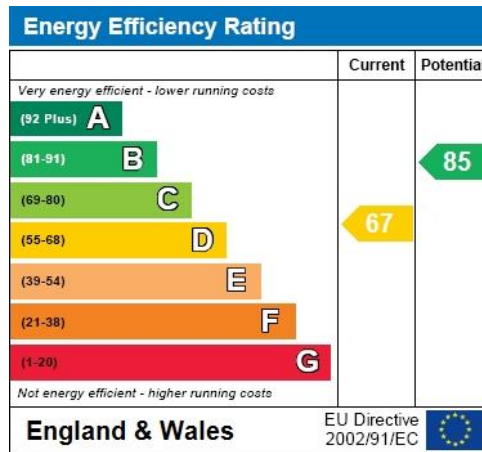
| | |
|--------------|---|
| Lounge | 12'1" (3.68m) Into Bay x 13'3" (4.04m) PVCu double glazed window and front door, radiator, stairs to first floor. |
| Dining Room | 13'2" (4.01m) x 9'4" (2.84m) PVCu double glazed window, radiator, understairs meter and storage cupboard, dado rail. |
| Kitchen | 7'2" (2.18m) x 7'1" (2.16m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, gas cooker point, tiled splashbacks, PVCu double glazed window and door, space for fridge. |
| Bathroom | 7'3" (2.21m) x 6'2" (1.88m) Panelled bath, hand basin, W.C., cupboard with wall mounted Glow Worm gas central heating boiler, tiled splashbacks, aluminium double glazed window, radiator, quarry tiled floor. |
| Side Lean-To | 14'7" (4.45m) x 5'4" (1.63m) PVCu double glazed windows and door to garden., plumbing for washing machine. |

ON THE 1ST FLOOR

| | |
|-----------|---|
| Landing | Access to loft space. |
| Bedroom 1 | 13'2" (4.01m) x 10'0" (3.05m) PVCu double glazed window, cast iron fireplace, built in cupboards, radiator. |
| Bedroom 2 | 13'4" (4.06m) x 9'8" (2.95m) Built in cupboard, PVCu double glazed window, radiator, cast iron fireplace. |

OUTSIDE

| | |
|----------------------|---|
| Front Forecourt | |
| Rear Garden | With lawn, border, pedestrian access to rear. |
| Block Built Workshop | |
| Services | We understand that this property is connected to mains gas, electric, water and sewage. |
| Tenure | Freehold. |
| Council Tax | Band B. |
| Property Information | For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk |



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 your legal representative to confirm this information before exchanging contracts.