

Elson Road, Elson,  
Gosport, Hampshire, PO12 4AD

OFFERS IN EXCESS  
OF £382,000



Four Bedrooms

Upgraded Kitchen / Dining Room

Separate Utility Room

Good Size Garden & Workshop

PVCu Double Glazing & Gas Central  
Heating

Two Reception Rooms

Double Glazed Conservatory

First Floor Four Piece Bathroom

Off Road Parking

In Our Opinion, A Well Presented Home

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**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed front door and window, ceramic tiled floor, glazed door to:
Entrance Hall	PVCu double glazed window, radiator, understairs cupboard, laminate flooring, coved ceiling, stairs to first floor.
Lounge	15'3" (4.65m) Into Bay x 10'8" (3.25m) Stone fireplace and hearth with living flame gas fire, radiator, PVCu double glazed window, coved ceiling, tall standing chrome radiator.
2nd Lounge	16'3" (4.95m) x 10'7" (3.23m) PVCu double glazed window, PVCu double glazed French doors to conservatory, radiator, laminate flooring.
Kitchen / Dining Room	22'7" (6.88m) x 8'1" (2.46m) widening to 11'6" (8.1m), Single drainer stainless steel sink unit, grey fronted wall and base units with worksurface over, built in oven and 4 ring hob with cooker extractor canopy over, space for fridge/freezer, integrated dishwasher, LED kick board lighting, PVCu double glazed window, laminate flooring, 2 tall standing radiators, built in cupboard, aluminium double glazed patio doors to conservatory.
Utility Room	Plumbing for washing machine, space for dryer, ceramic tiled floor.
Cloakroom	W.C., vanity hand basin, PVCu double glazed window.
Conservatory	15'8" (4.78m) x 6'6" (1.98m) PVCu double glazed windows and French doors to garden, polycarbonate roof, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Stairst to 2nd floor.
Bedroom 2	16'4" (4.98m) x 10'8" (3.25m) PVCu double glazed window, radiator.
Bedroom 3	12'4" (3.76m) x 10'8" (3.25m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 4	9'3" (2.82m) Max x 11'5" (3.48m) PVCu double glazed window, built in cupboard.
Bathroom	4 piece white suite of panelled bath, pedestal hand basin, low level WC., PVCu double glazed window, shower cubicle, tiled walls, 2 PVCu double glazed windows, chrome heated towel rail.
ON THE 2ND FLOOR	
Landing	With access to eaves.



## Bedroom 1

20'6" (6.25m) Max x 10'4" (3.15m) narrowing to 10'1" (3.07m) into skilling ceiling, PVCu double glazed window, velux window, radiator, access to eaves with gas central heating boiler.

## OUTSIDE

### Front Garden

Block paved driveway for parking.

### Rear Garden

With paved patio and path, lawn and borders.

### Brick Built Workshop

With window and double doors.

### Services

We understand that this property is connected to mains gas, electric, water and sewage.

### Tenure

Freehold.

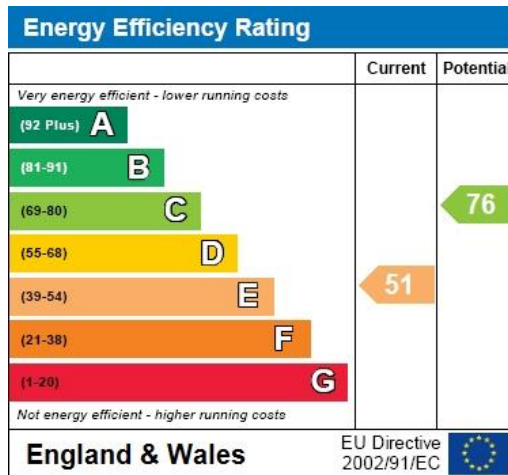
### Council Tax

Band C.

### 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.