

Foxlea Gardens, Elson,  
Gosport, Hampshire, PO12 4JD

£275,000



Semi Detached House  
Two / Three Bedrooms  
Double Glazed Conservatory  
PVCu Double Glazing & Gas Central Heating  
Rear Garden With Modern Patio Area

Extended Accommodation  
Separate Lounge  
First Floor Bathroom With Window  
Front Driveway  
Cul-De-Sac Location

**023 9258 5588**

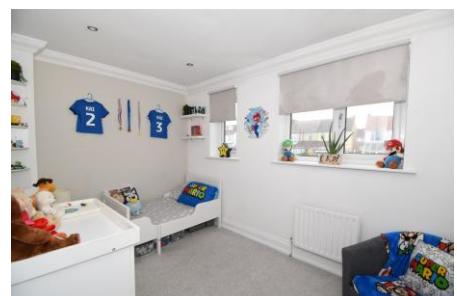
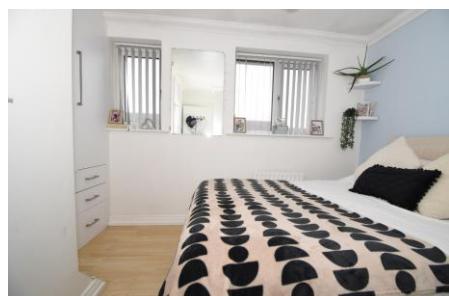
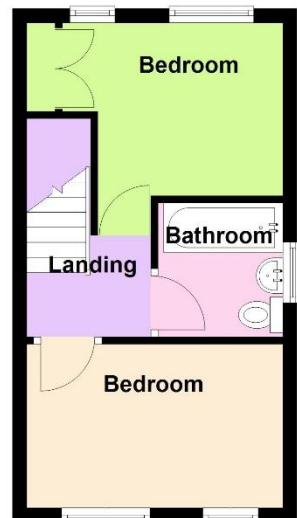
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### Ground Floor



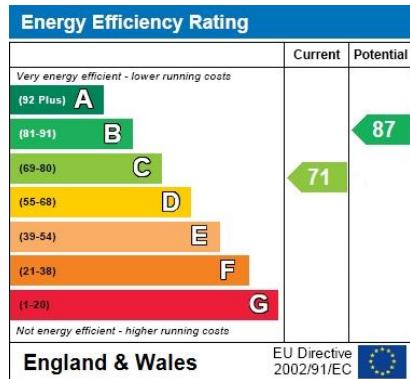
### First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window.
Lounge	14'0" (4.27m) x 11'10" (3.61m) PVCu double glazed window, 2 radiators, laminate flooring, coved ceiling.
Kitchen	11'9" (3.58m) x 8'0" (2.44m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob, space for fridge/freezer, plumbing for washing machine, double radiator, wall mounted gas central heating boiler, ceramic tiled floor, PVCu double glazed window, glazed etch glass door to:
Conservatory	12'6" (3.81m) x 11'6" (3.51m) PVCu double glazed window and French doors to garden, radiator, polycarbonate roof, laminate flooring, 2 wall lights.
Bedroom 3 / Dining Room	12'6" (3.81m) Plus Recess x 7'6" (2.29m) PVCu double glazed window, double radiator, laminate flooring.
W.C.	With low level W.C. (macerator), corner hand basin, chrome heated towel rail.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, coved ceiling.
Bedroom 1	10'2" (3.1m) To Wardrobe x 8'1" (2.46m) Plus Recess PVCu double glazed window, radiator, built in wardrobe, coved ceiling, overstairs cupboard, laminate flooring.
Bedroom 2	11'9" (3.58m) x 7'6" (2.29m) 2 PVCu double glazed windows, radiator, coved ceiling.
Bathroom	Panelled bath with mixer tap and separate shower over, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, coved ceiling, tiled splashbacks.
<b>OUTSIDE</b>	
Front Garden	With tarmac hardstanding, laid to stone chippings.
Rear Garden	With attractively laid patio, lawn and metal shed, gate to rear service road.
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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.