

Elson Lane, Elson,
Gosport, Hampshire, PO12 4ET

£260,000



Middle Terraced House
Lounge / Dining Room
Cloakroom
PVCu Double Glazing
Garage & Workshop

Three Bedrooms
Conservatory
First Floor Shower Room
Partial Gas Central Heating
No Forward Chain

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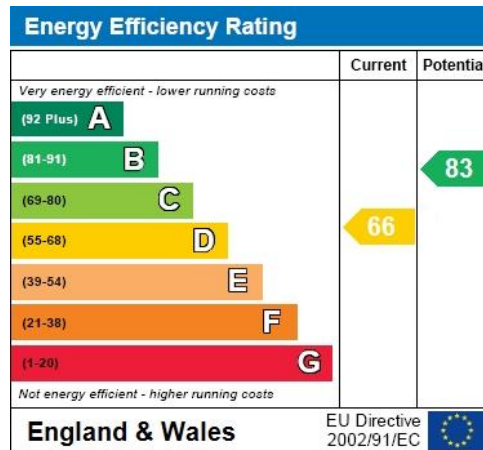
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Entrance Porch	PVCu double glazed French doors, glazed inner door to:
Entrance Hall	Radiator, coved ceiling, understairs meter cupboard.
Lounge	13'8" (4.17m) Into Bay x 10'7" (3.23m) PVCu double glazed window, fire surround with marble style inset and hearth, living flame gas fire, radiator, coved ceiling.
Dining Room	11'0" (3.35m) x 9'5" (2.87m) Radiator, coved ceiling.
Kitchen	13'0" (3.96m) x 6'2" (1.88m) widening to 7'7" (2.31m), Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, radiator, gas cooker point, tiled splashbacks, coved ceiling, space for fridge, glazed door to:
Conservatory	12'11" (3.94m) x 5'9" (1.75m) widening to 11'5" (3.48m), L Shaped, PVCu double glazed window and door to garden, radiator, polycarbonate roof, plumbing for washing machine.
Cloakroom	With low level W.C., corner hand basin, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Over stairs shelved cupboard, radiator.
Bedroom 1	14'3" (4.34m) Into Bay x 7'10" (2.39m) To Cupboards, PVCu double glazed window, built in cupboards, oved ceiling.
Bedroom 2	10'10" (3.3m) x 8'2" (2.49m) To Cupboards, PVCu double glazed window, 2 built in cupboards one of which houses wall mounted gas central heating boiler.
Bedroom 3	7'10" (2.39m) x 6'2" (1.88m) PVCu double glazed window.
Shower Room	Shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, access to loft space.
OUTSIDE	
Front Garden	Paved for low maintenance with brick wall to front and iron gate.
Rear Garden	Patio, concrete path, artificial grass, flower borders.
Garage & Workshop	Located to the rear of the property.
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

For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.