



**Elson Road, Gosport PO12 4EZ**

**welcome to**

## **Elson Road, Gosport**

**\*\* Ideal First Time Buy \*\* Perfect for Investor Buyers \*\* No Onward Chain \*\* Close to Shops and Schools \*\* Great for Bus and Road Links \*\***

### **Entrance Hall**

UPVC door to front access, stairs to first floor landing, radiator.

### **Lounge**

13' 5" max x 10' 10" max ( 4.09m max x 3.30m max )  
UPVC double glazed bay window to front elevation, feature fire surround, radiator.

### **Dining Room**

14' 8" max x 13' 3" max ( 4.47m max x 4.04m max )  
French style doors to rear garden, cupboard housing meters, cast iron fireplace, radiator, open plan to:

### **Kitchen**

10' 11" x 8' ( 3.33m x 2.44m )  
UPVC door to rear garden, matching wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, hob, cooker-hood, space for washing machine, tumble dryer, dishwasher and fridge/freezer, door to:

### **Cloakroom**

UPVC double glazed window to side elevation, wash hand basin, wc.

### **First Floor Landing**

Doors to:

### **Bedroom 1**

14' 7" max x 13' 11" max ( 4.45m max x 4.24m max )  
UPVC double glazed window to front elevation, in-built cupboard, radiator, door to bathroom.

### **Bedroom 2**

14' 8" x 9' 9" ( 4.47m x 2.97m )  
UPVC double glazed window to rear elevation, cupboard housing boiler with additional hanging space, radiator, door to bathroom.

### **Bathroom**

Bath with shower over, wash hand basin, wc, in-built cupboard, heated towel rail, part tiled walls, tiled flooring, extractor fan.

### **Outside**

To the front the garden is enclosed by a half brick wall. To the rear the garden is laid to lawn with shrubs, external tap, external socket and enclosed by fencing.

### **Parking**

There is additional parking to the rear.

### **Garage**

Up and over door, door to side access.





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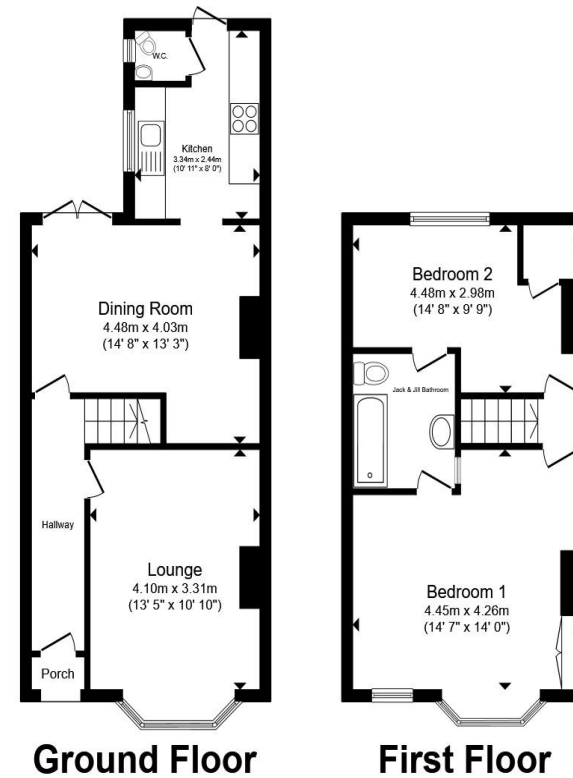
welcome to

## Elson Road, Gosport

- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Detached Garage
- Additional Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£240,000**



Total floor area 83.6 m<sup>2</sup> (900 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
GOS113003 - 0003

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