

Elson Road, Elson,  
Gosport, Hampshire, PO12 4AA

£362,000



Spacious Detached House With Extended  
Accommodation

Two Reception Rooms

Ground Floor Cloakroom & Modern Shower  
Room

Concrete Hardstanding

Well Proportioned Rooms

Four Bedrooms

7'9 x 11'0 Kitchen

En-Suite Shower Room To Bedroom One

Detached Garage

In Our Opinion, An Ideal Family Home

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

Entrance Hall	Composite front door with PVCu double glazed panels to side, part tiled floor, laminate flooring, 2 radiators, understairs cupboard, coved ceiling, stairs to first floor with spindled balustrade.
Cloakroom	Low level W.C., hand basin, PVCu double glazed window, radiator, coved ceiling, electric meter cupboard.
Lounge	16'1" (4.9m) Into Bay x 11'6" (3.51m) PVCu double glazed window, double radiator, flueless gas fire, coved ceiling .
Dining Room	11'6" (3.51m) x 10'10" (3.3m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Kitchen	11'9" (3.58m) x 11'0" (3.35m) 1½ bowl composite sink unit, wall and base cupboards with worksurface over, built in oven and 5 ring gas hob with cooker extractor canopy over, plumbing for washing machine, integrated fridge/freezer and dishwasher, PVCu double glazed window and door to garden, ceramic tiled floor, tiled splashbacks, coved ceiling.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, coved ceiling, spindled balustrade, stairs to 2nd floor.
Bedroom 2	11'11" (3.63m) x 11'1" (3.38m) PVCu double glazed window, double radiator, coved ceiling.
Bedroom 3	12'2" (3.71m) x 11'8" (3.56m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 4	12'0" (3.66m) x 11'2" (3.4m) PVCu double glazed window, double radiator, coved ceiling.
Shower Room	Modern white suite of double sized shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, ceramic tiled floor, chrome heated towel rail.
ON THE 2ND FLOOR	
Landing	PVCu double glazed window,
Bedroom 1	15'1" (4.6m) x 12'10" (3.91m) 2 PVCu double glazed windows, radiator, built in cupboard.
En-Suite Shower Room	Shower cubicle, vanity hand basin, W.C., PVCu double glazed window, aqua panel splashbacks to shower area, ceramic tiled floor.
OUTSIDE	
Front Garden	Brick wall to front, side pedestrian gate, concreted hardstanding to size, double timber gates leading to further gravelled area.

Detached Garage

Rear Garden

Services

Tenure

Council Tax

Property Information

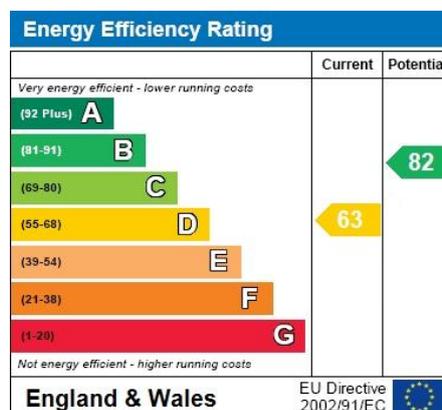
With decking area, brick paved path, lawn.

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

Freehold.

Band D.

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.