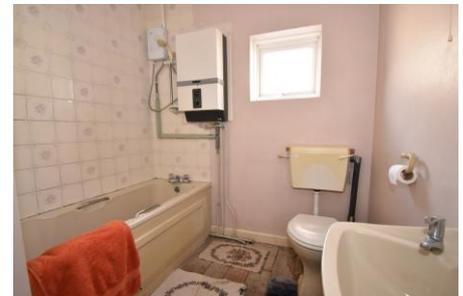


Elson Lane, Elson,  
Gosport, Hampshire, PO12 4EU

£275,000



Semi Detached House

Three Bedrooms

Kitchen / Breakfast Room

Block Paved Hardstanding To Front

Some Repair & Updating Required

Extended Accommodation

Two Reception Rooms

Ground Floor Shower Room & First Floor  
Bathroom

Large Workshop

No Forward Chain

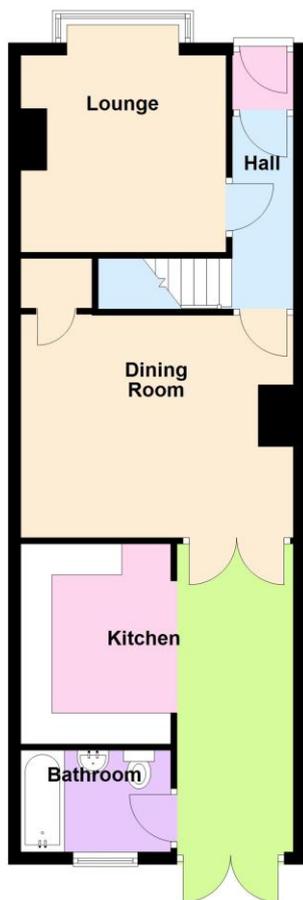
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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Ground Floor

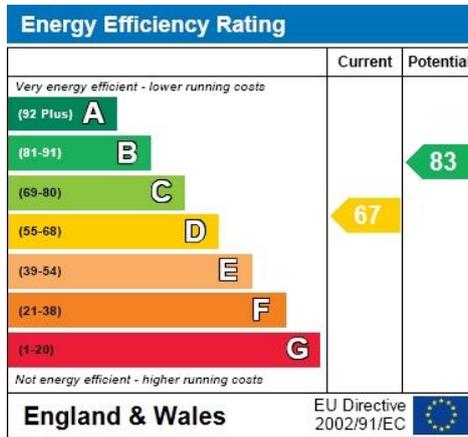


First Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door, glazed inner door to:
Entrance Hall	Stairs to first floor.
Lounge	12'8" (3.86m) Into Bay x 10'11" (3.33m) PVCu double glazed window, coved ceiling.
Dining Room	14'4" (4.37m) x 11'11" (3.63m) Understairs cupboard, brick fireplace, glazed French doors to:
Kitchen / Breakfast Room	14'4" (4.37m) x 10'5" (3.18m) Widening To 16'5" (5m), L Shaped, 1 1/2 bowl sink unit, wall and base units with worksurface over, built in oven and 5 ring hob, cooker extractor canopy, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, tiled floor, 2 Velux windows, PVCu double glazed French doors to garden.
Shower Room	7'5" (2.26m) x 5'4" (1.63m) Shower cubicle, vanity hand basin, low level W.C., Velux window, PVCu double glazed window, tiled splashbacks, wall mounted fan heater.
<b>ON THE 1ST FLOOR</b>	
Landing	
Bedroom 1	14'3" (4.34m) x 10'6" (3.2m) PVCu double glazed window.
Bedroom 2	11'7" (3.53m) x 7'9" (2.36m) PVCu double glazed window.
Bedroom 3	10'6" (3.2m) x 7'11" (2.41m) PVCu double glazed window.
Bathroom	PVCu double glazed window, wall mounted fan heater, panelled bath, pedestal hand basin, W.C., access to loft space.
<b>OUTSIDE</b>	
Front Garden	Block paved driveway, side pedestrian access to:
Rear Garden	With workshop.
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.