



Elson Lane, Gosport, PO12 4ET

welcome to

Elson Lane, Gosport

No Onward Chain | Corner Plot with Extension Potential (STPP) | Two Double Bedrooms | Ample Off-Road Parking | Separate Lounge & Dining Room | Fitted Kitchen & Bathroom | Close to Schools, Shops & Transport Links | View Now!

Porch

Hall

Living Room

11' 4" max x 11' 1" max (3.45m max x 3.38m max)

Dining Room

14' 7" max x 11' 5" max (4.45m max x 3.48m max)

Kitchen

9' 5" max x 9' 1" max (2.87m max x 2.77m max)

Bathroom

On The First Floor

Bedroom 1

14' 8" max x 11' 1" max (4.47m max x 3.38m max)

Bedroom 2

14' 8" max x 10' 11" max (4.47m max x 3.33m max)

Enclosed Rear Garden

Generous Front Driveway

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online fox-and-sons.co.uk/Property/GOS114037



welcome to

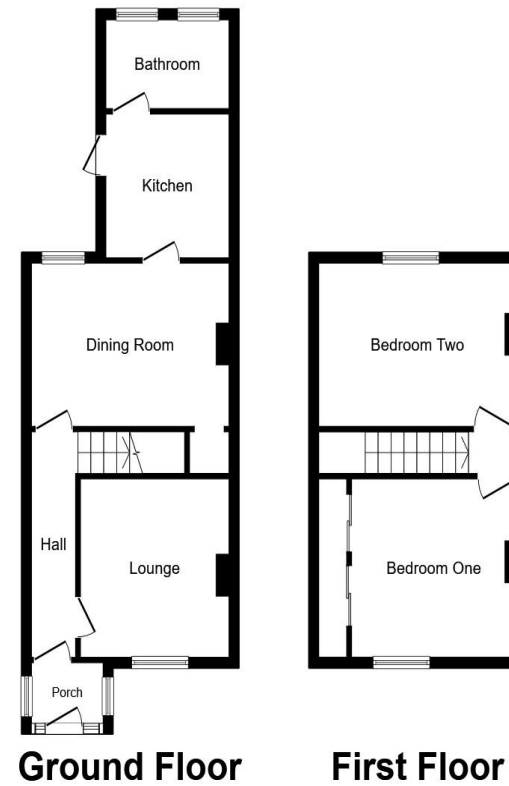
Elson Lane, Gosport

- Corner plot - Potential to extend (subject to planning)
- Two double bedrooms
- Ample off street parking
- No onward chain
- Separate lounge and dining room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£260,000



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

 fox & sons

view this property online fox-and-sons.co.uk/Property/GOS114037



Property Ref:
GOS114037 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk