

Elson Lane, Gosport, Hampshire

Asking Price: £260,000

MANN

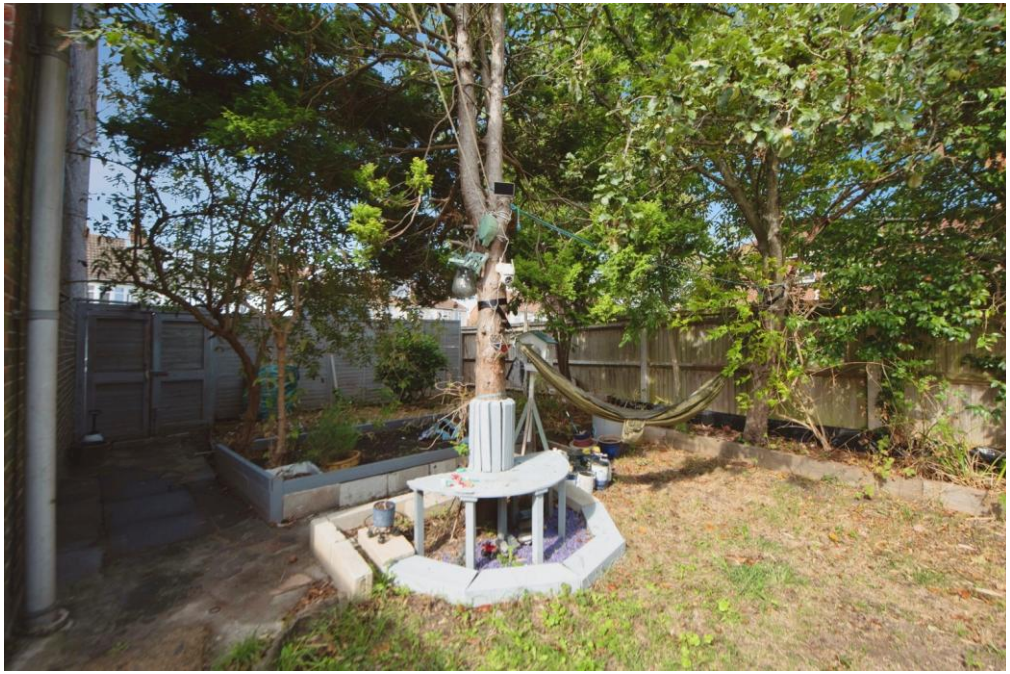







BEER
GARDEN


COSTA
COFFEE
BEACH HOUSE



We are delighted to bring to the market this spacious and well-presented two-bedroom end of terrace home, offered for sale with no onward chain.

The property occupies a generous plot and benefits from ample off-road parking to the front for several vehicles, together with an extensive side and rear garden that offers excellent potential for extension or further development, subject to the necessary planning consents. The garden also provides pedestrian side access and a range of useful outbuildings, including a versatile bar/entertaining room.
This fantastic home will appeal to a variety of purchasers, including first-time buyers, buy-to-let investors, growing families, and those seeking a property with future development potential.

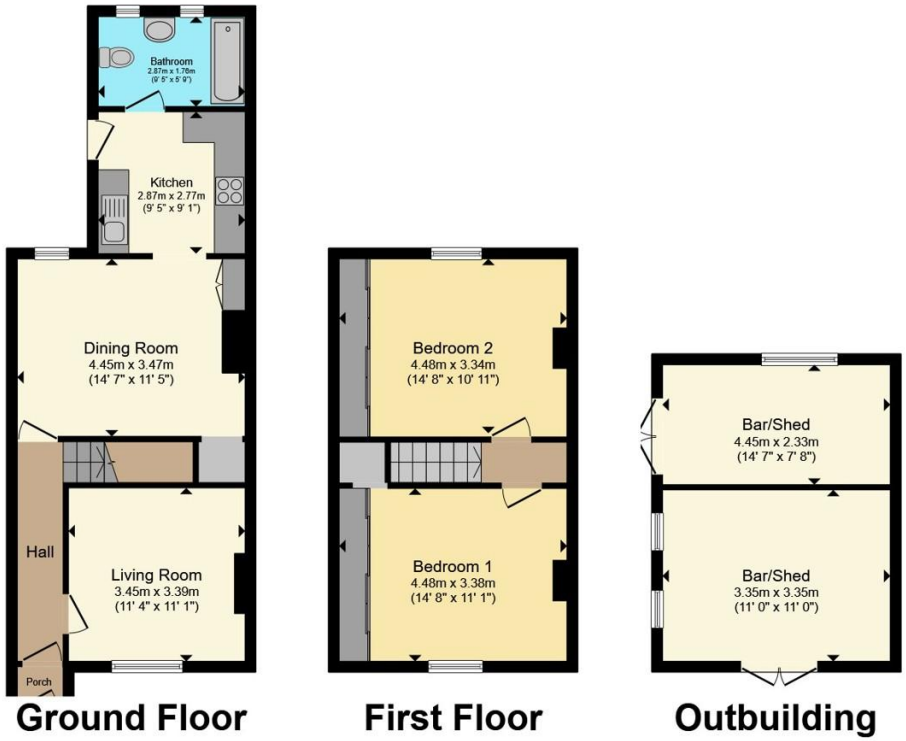
Situated in the popular Elson area, the accommodation comprises an entrance porch leading to an internal hallway, a living room, a dining room, a fitted kitchen, and family bathroom on the ground floor.
Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobe storage.

Externally, the rear garden is predominantly laid to lawn and features a decked seating area leading to the bar/entertainment room as well as a secluded patio area complete with a built-in fire pit. Mature plant and shrub borders enhance the outdoor space, while a wealth of established trees and hedging provide a high degree of privacy.
To the front of the property, the substantial driveway provides parking for several vehicles, with further scope to expand the parking area or potentially construct a garage, subject to any required consents.
An internal viewing is highly recommended to fully appreciate the space, versatility, and potential this wonderful home has to offer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







Total floor area 110.1 m² (1,186 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

MANN





Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

T: 023 9251 1888
E: gosport@manncountrywide.co.uk
40 High Street, Gosport, Hampshire, PO12 1DF

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Mann is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: MGT_MGT260531_R6PL_8