



GUIDE PRICE

**£315,000 - £335,000**

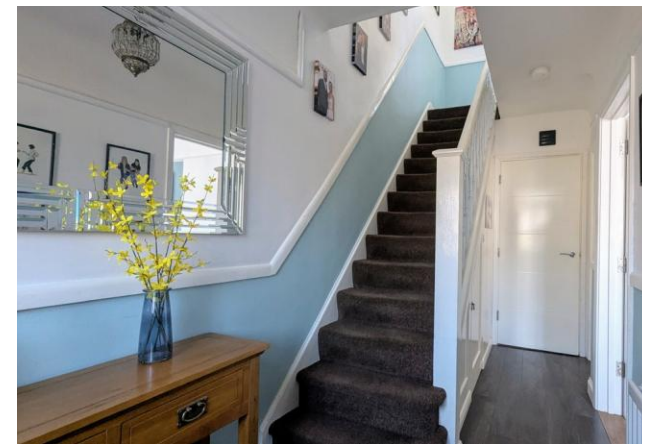
**Albemarle Avenue**

Elson, Gosport, Hampshire, PO12 4HX



## PROPERTY SUMMARY

We are delighted to present this beautifully extended four bedroom family home, situated in the highly sought-after Elson location. Offering a seamless blend of modern living and traditional charm, this home boasts a spacious open-plan kitchen and living area, perfect for both relaxing and entertaining. Other key features include a modern bathroom, roof extension, modern electrics and driveway for two cars. This property is an excellent choice for those seeking a comfortable and modern home in a vibrant community. Early viewing is highly recommended so please contact the Gosport team to arrange your internal inspection.







## **PORCH**

## **ENTRANCE HALL**

**DINING ROOM** 11' 1" x 12' 2" (3.39m x 3.73m)

**UTILITY ROOM** 5' 8" x 11' 3" (1.74m x 3.44m)

**KITCHEN** 10' 10" x 11' 10" (3.32m x 3.63m)

**FAMILY ROOM** 15' 0" x 12' 8" (4.59m x 3.87m)

## **STAIRS & LANDING**

**BEDROOM 1** 10' 2" x 12' 1" (3.12m x 3.69m)

**BEDROOM 2** 9' 3" x 12' 1" (2.84m x 3.70m)

**BEDROOM 3** 6' 5" x 7' 9" (1.98m x 2.38m)

**BATHROOM** 6' 0" x 5' 5" (1.83m x 1.66m)

**BEDROOM 4** 12' 0" x 13' 6" (3.67m x 4.14m)

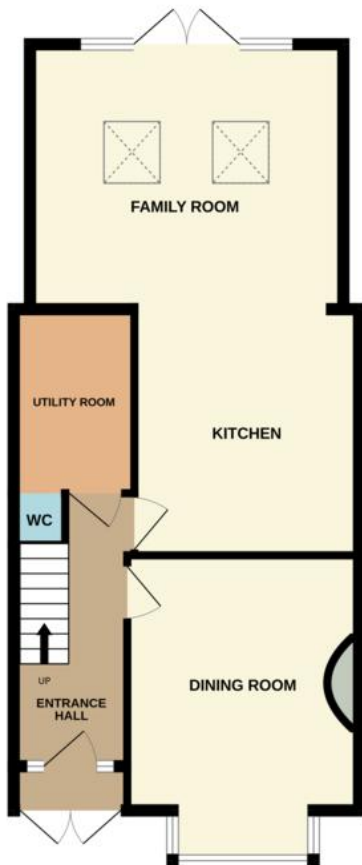
**AGENT NOTES** - Freehold

- EPC Rating TBC

- Council Tax Band C



GROUND FLOOR



1ST FLOOR



2ND FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

EPC to Follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk