

GUIDE PRICE

£260,000 - £270,000

6 Worthing Avenue

Elson, Gosport, Hampshire, PO12 4DD

Jeffries are delighted to present this classic Elson property, ideal for families and first-time buyers. This well-maintained three-bedroom home offers a spacious lounge/diner, downstairs WC, a generous rear garden, off-road parking, and a garage—making it perfect for comfortable family living. Situated in a sought-after location, this property is a fantastic opportunity for buyers looking to settle in a popular area. Contact our Gosport team today to arrange your internal viewing. Phone lines are open until 8 PM.





Entrance Hall

Lounge/Diner 24' 3" max x 10' 6" max (7.39m max x 3.20m max)

Kitchen 15' 5" x 5' 10" max (4.70m x 1.78m max)

Lean-To 16' 9" max x 10' 10" max (5.11m max x 3.30m max)

Cloakroom

On First Floor

Bedroom One 12' 9" max x 9' 11" max (3.89m max x 3.02m max)

Bedroom Two 11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom Three 6' 8" x 5' 11" (2.03m x 1.80m)

Bathroom

Laid To Driveway.

Rear Garden

Garage 16' 9" x 8' 4" (5.11m x 2.54m)



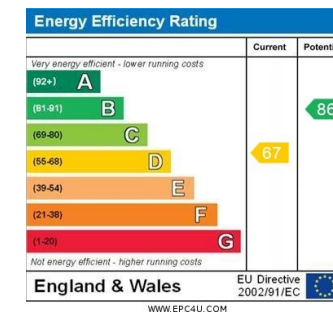


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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