

GUIDE PRICE

£305,000 - £315,000

141 Avery Lane

Elson, Gosport, Hampshire, PO12 4SP

This well-presented and extended three-bedroom end-terrace property has been well maintained and improved over the years, offering excellent living space throughout. The home benefits from a modern kitchen and bathroom, both installed in 2019, along with an updated circuit board and boiler from the same year. Additional features include a downstairs WC, a large double garage with access to a wide alleyway, and a summer house with an insulated roof ideal for use as a home office or living area. Located in a popular residential area of Elson, this property represents a fantastic opportunity for families or those seeking a spacious, ready-to-move-into home. □ Please contact the Gosport team to arrange your viewing. Phone lines are open until 8PM.

3 
1 
2 





ENTRANCE HALLWAY

WC

LOUNGE 17' 4" x 14' 11" (5.29m x 4.57m)

DINING ROOM 14' 11" x 9' 0" (4.57m x 2.75m)

KITCHEN 14' 3" x 8' 3" (4.35m x 2.53m)

SITTING ROOM 14' 2" x 7' 1" (4.32m x 2.17m)

STAIRS AND LANDING

BEDROOM ONE 14' 11" x 10' 7" (4.57m x 3.23m)

BEDROOM TWO 12' 2" x 9' 8" (3.72m x 2.97m)

BEDROOM THREE 7' 11" x 6' 5" (2.43m x 1.97m)

BATHROOM 8' 5" x 6' 10" (2.57m x 2.10m)

SUMMER HOUSE 11' 7" x 10' 11" (3.55m x 3.35m)

DOUBLE GARAGE 20' 8" x 30' 9" (6.32m x 9.38m)



GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**

Gosport

TENURE

Freehold

COUNCIL TAX BAND

Band B

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.

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
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