

Albemarle Avenue, Elson,
Gosport, Hampshire, PO12 4HX

£329,995



Ideal Family Home

Additional Ground Floor Extension

Kitchen Family Room

Off Road Parking

Gas Central Heating

Four Bedrooms

Separate Lounge

Spacious Ground Floor Utility / Cloakroom

PVCu Double Glazing

Modern Bathroom

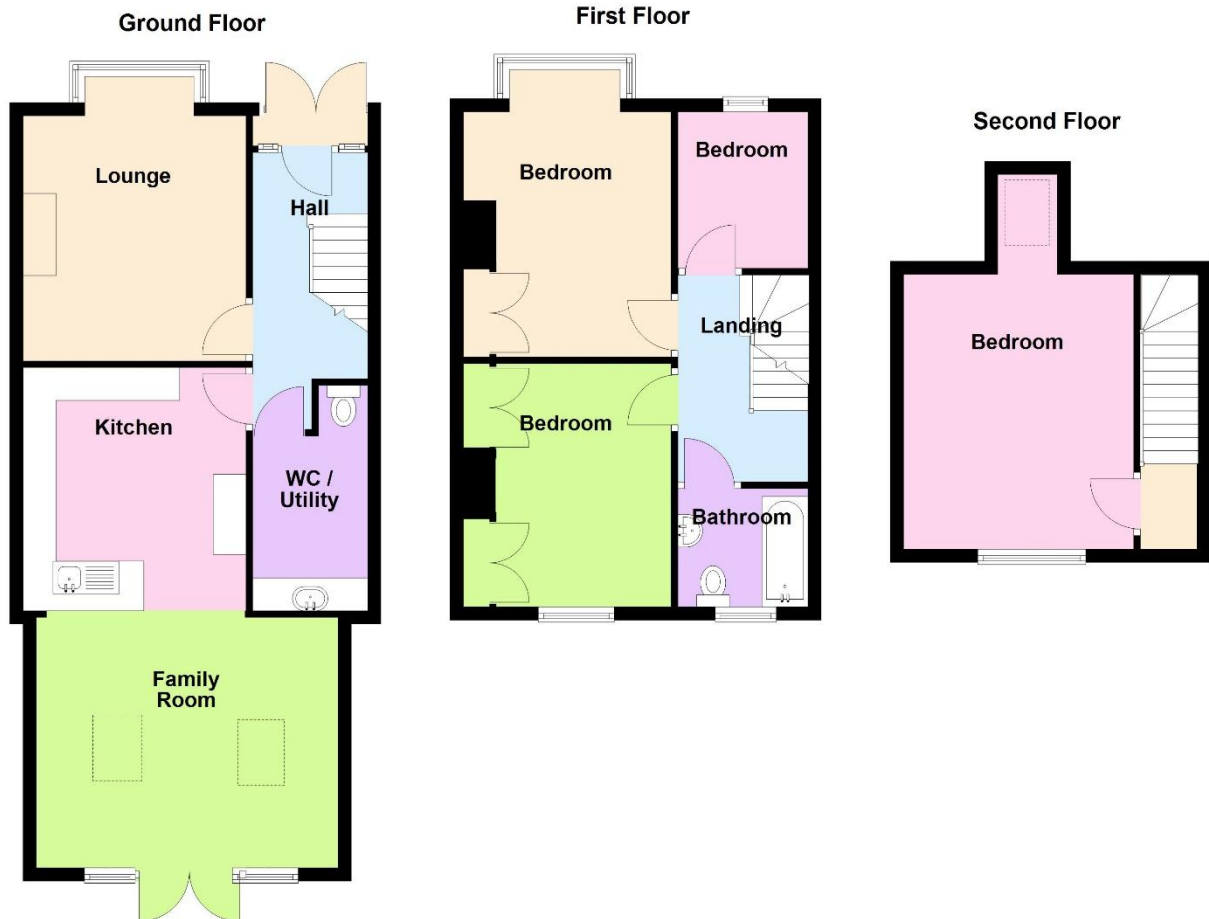
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Entrance Porch	PVCu double glazed front door, leaded light stained glass internal door with window surrounds.
Entrance Hall	Double radiator, laminate flooring, dado rail, understairs cupboard, picture rail, stair to first floor.
Lounge	14'9" (4.5m) Into Bay x 11'1" (3.38m) PVCu double glazed window, radiator, picture rail, laminate flooring, feature curved chimney breast.
Utility / Cloakroom	8'9" (2.67m) Plus Recess x 5'8" (1.73m) Good size with low level WC., hand basin and worktop, plumbing for washing machine, space for dryer, double radiator, wall panelling, laminate flooring, coved ceiling, extractor fan.
Kitchen	13'0" (3.96m) x 10'10" (3.3m) 1 1/2 bowl sink unit, white fronted wall and base units with worksurface over, range style cooker to remain with cooker extractor canopy over, space for fridge/freezer, vinyl flooring.
Family Room	15'1" (4.6m) x 12'7" (3.84m) 2 Velux roof windows, PVCu double glazed French doors with windows adjacent, under floor heating, tall standing radiator, laminate flooring.
ON THE 1ST FLOOR	
Landing	With radiator, dado rail, stairs to 2nd floor.
Bedroom 1	15'4" (4.67m) Into Bay x 10'2" (3.1m) PVCu double glazed window, picture rail, built in cupboard, air conditioning with heat pump.
Bedroom 2	12'3" (3.73m) x 9'6" (2.9m) To Cupboards, 2 built in cupboards one of which houses gas combination boiler, PVCu double glazed window, radiator, picture rail.
Bedroom 4	7'9" (2.36m) x 6'6" (1.98m) PVCu double glazed window, laminate flooring, picture rail.
Bathroom	5'11" (1.8m) x 5'7" (1.7m) White suite of panelled bath with Triton shower over, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled walls.
ON THE 2ND FLOOR	
Landing	
Bedroom 3	13'7" (4.14m) x 12'0" (3.66m) PVCu double glazed window, roof window, access to eaves storage, laminate flooring.
OUTSIDE	
Front Garden	With block paved hardstanding for cars.

Rear Garden

With artificial grass, raised flower beds, patio, pergola, gate to rear service road.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

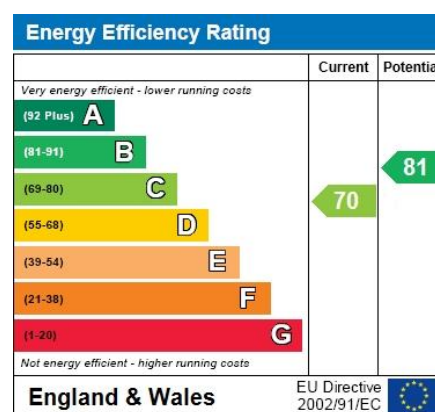
Freehold.

Council Tax

Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate
available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.