

Avery Lane, Elson,
Gosport, Hampshire, PO12 4SW

£250,000



Extended & Newly Modernised Property
Two Good Size Reception Rooms
Extended Kitchen
Gas Central Heating
No Forward Chain

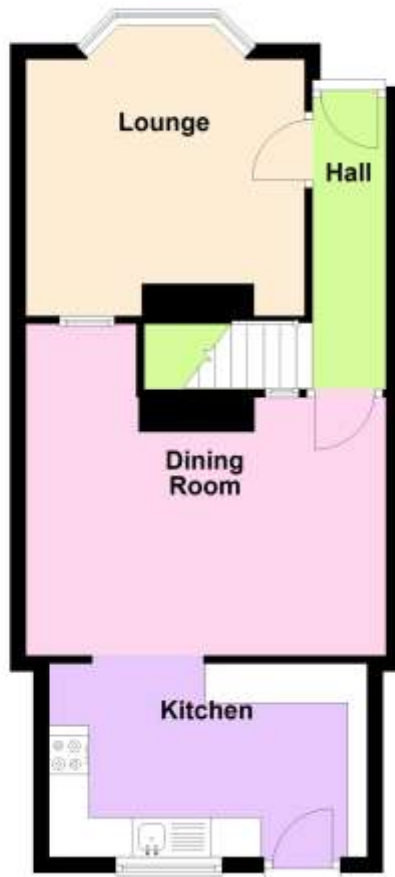
Two Bedrooms
First Floor Bathroom
Refurbished Garage
Newly Decorated & Carpeted
Viewing Recommended

023 9258 5588

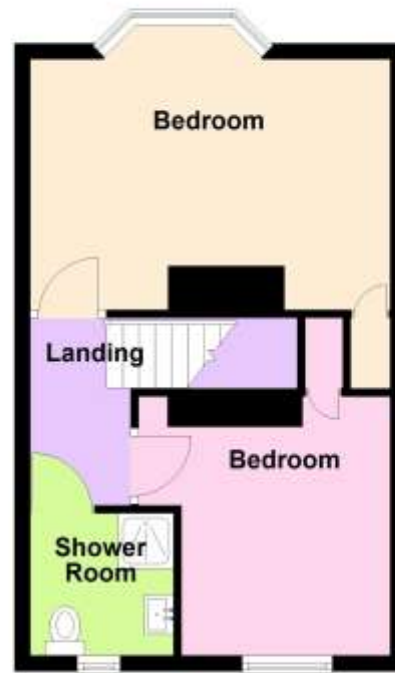
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Ground Floor

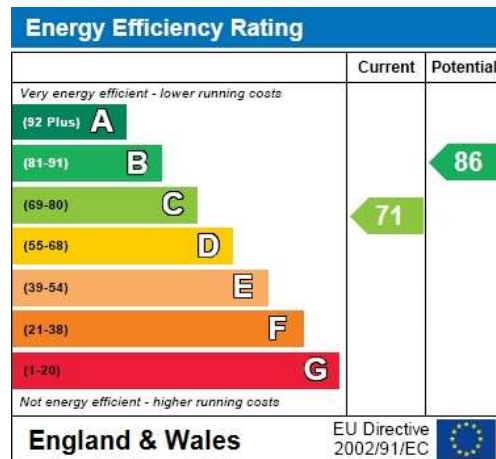


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, radiator, coved ceiling, stairs to first floor.
Lounge	12'2" (3.71m) Into Bay x 11'7" (3.53m) PVCu double glazed window, radiator, coved ceiling.
Dining Room	15'0" (4.57m) x 13'9" (4.19m) Max Understairs meter cupboard, radiator, coved ceiling.
Kitchen	14'5" (4.39m) x 7'11" (2.41m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, recess for fridge/freezer, plumbing for washing machine and dishwasher, space for additional appliance, tiled splashbacks, PVCu double glazed window, door to garden, wall mounted Vaillant gas central heating boiler, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space,
Bedroom 1	14'11" (4.55m) Into Bay x 12'6" (3.81m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	11'0" (3.35m) Into Recess x 8'11" (2.72m) Plus Recess PVCu double glazed window, radiator, coved ceiling, built in cupboard.
Shower Room	Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled walls, shaver point, medicine cabinet, extractor fan.
OUTSIDE	
Front Garden	With wall and timber gate, concrete path, laid to gravel.
Rear Garden	With large patio area, laid to grave, rear timber pedestrian gate to service road.
Detached Garage	15'6" (4.72m) x 9'5" (2.87m) Cantilever door, PVCu double glazed window, timber door to side.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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.