

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

£245,000



End Of Terraced House
Two Reception Rooms
Conservatory With W.C.
Garage To Rear
No Onward Chain

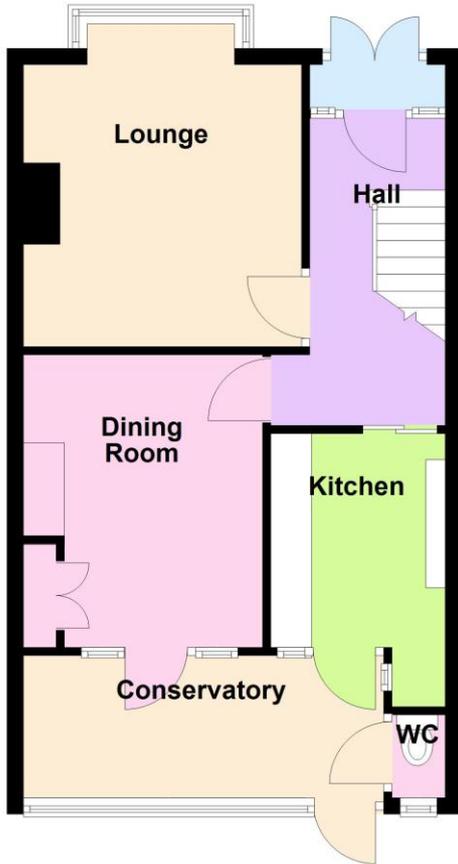
Three Bedrooms
First Floor Bathroom
Car Hardstanding To Front
PVCu Double Glazing

023 9258 5588

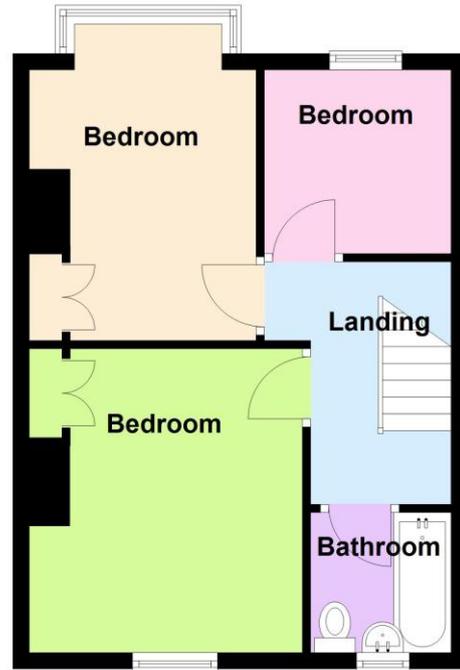
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Ground Floor



First Floor

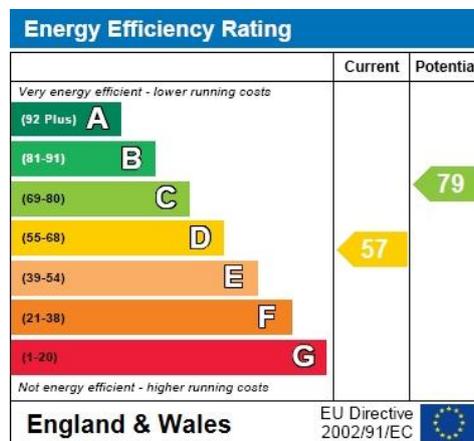


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Entrance Porch	PVCu double glazed front door, stained glass inner door with stained glass window surround.
Entrance Hall	Radiator, stairs to first floor with understairs recess and meters, picture rail, coved ceiling, wood block flooring.
Lounge	13'8" (4.17m) x 11'1" (3.38m) PVCu double glazed window, tiled fireplace, picture rail, ceiling rose, radiator, coved ceiling.
Dining Room	11'10" (3.61m) x 9'7" (2.92m) Glazed door to conservatory, tiled fireplace, picture rail, coved ceiling, ceiling rose, built in cupboard.
Kitchen	8'6" (2.59m) x 6'10" (2.08m) Single drainer stainless steel sink unit, wall and base cupboards with worktop over, tiled splashbacks, gas cooker point, space for fridge and freezer, larder cupboard, coved ceiling, PVCu double glazed door to:
Conservatory	14'5" (4.39m) x 5'9" (1.75m) Quarry tiled floor, PVCu double glazed windows and door, polycarbonate roof.
W.C. off	With W.C., PVCu double glazed window, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space, radiator.
Bedroom 1	14'4" (4.37m) Into Bay x 9'5" (2.87m) PVCu double glazed window, tiled fireplace, built in cupboard, picture rail.
Bedroom 2	12'0" (3.66m) x 11'2" (3.4m) PVCu double glazed window, airing cupboard, tiled fireplace, picture rail.
Bedroom 3	7'10" (2.39m) x 7'2" (2.18m) PVCu double glazed window, picture rail.
Bathroom	Panelled bath with mixer tap and shower attachment, separate shower over bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, coved ceiling, radiator.
OUTSIDE	
Front Garden	Blocked paved driveway, side pedestrian access to:
Rear Garden	Paved with borders, covered store.
Garage	14'8" (4.47m) x 9'11" (3.02m) Cantilever door, PVCu double glazed window, aluminium door, power and light.
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>
 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.