DIMON
Estate Agents

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

£279,995





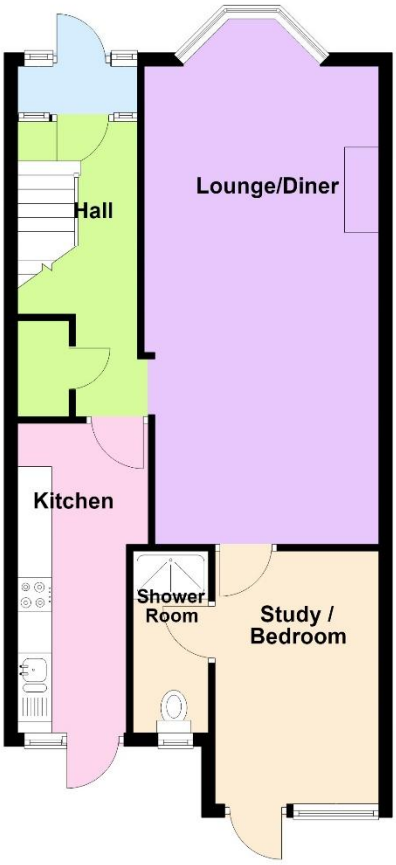



- End Of Terraced House
- Three / Four Bedrooms
- Lounge / Dining Room
- First Floor Bathroom & Ground Floor Shower Room
- Recent Improvements Including New Bathroom
- Extended Accommodation
- Study / Bedroom 4
- Front Driveway & Double Garage To Rear
- Gas Central Heating & PVCu Double Glazing
- No Forward Chain

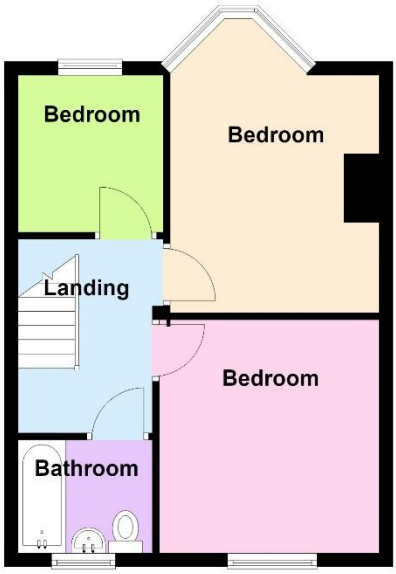
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Ground Floor



First Floor









SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

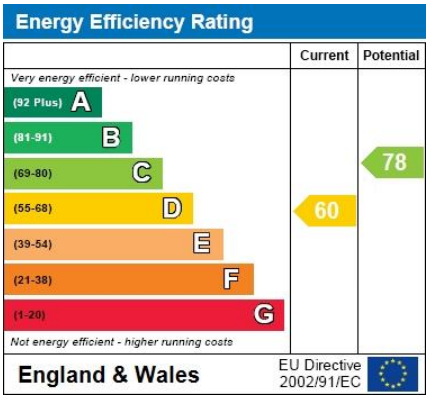
Entrance Porch	PVCu double glazed door and window, PVCu double glazed inner door and window to:
Entrance Hall	Stairs to first floor with spindled balustrade, understairs meter and storage cupboard.
Lounge / Dining Room	
Lounge Area	14'5" (4.39m) Into Bay x 11'0" (3.35m) PVCu double glazed bay window, radiator, fire surround with marble style inset and hearth, electric fire, coved ceiling.
Dining Area	10'8" (3.25m) x 11'2" (3.4m) Radiator, coved ceiling.
Bedroom 4 / Study	12'2" (3.71m) x 7'6" (2.29m) PVCu double glazed door and window, laminate flooring, coved ceiling, tall standing radiator.
Shower Room	Shower cubicle, vanity hand basin, low level W.C. with concealed cistern, chrome heated towel rail, PVCu double glazed window, tiled splashbacks.
Kitchen	15'2" (4.62m) x 5'2" (1.57m) Plus Recess 1½ bowl ceramic sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, recess for fridge/freezer, plumbing for washing machine, wall mounted gas combination boiler, PVCu double glazed window and door to garden, radiator, laminate flooring.
ON THE 1ST FLOOR	
Landing	Overstairs storage cupboard, access to loft space with pull down loft ladder with light, window, boarding and built in storage.
Bedroom 1	15'2" (4.62m) Into Bay x 10'0" (3.05m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 2	11'5" (3.48m) x 10'6" (3.2m) PVCu double glazed window, radiator.
Bedroom 3	7'7" (2.31m) x 6'6" (1.98m) Including Wardrobes PVCu double glazed window, radiator, laminate flooring, built in wall to wall wardrobe with mirror fronted sliding doors.
Bathroom	Newly fitted suite with panelled bath, separate shower over, shower screen, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, laminate flooring, aqua panel splashbacks.
OUTSIDE	
Front Garden	Block paved hardstanding to front, raised flower border, side pedestrian access to:

Rear Garden	Paved patio, circular patio, rear pedestrian gate to rear service road.
Double Garage	16'1" (4.9m) x 15'11" (4.85m) Cantilever door, window, door to garden.
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

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.