

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

£259,950



Middle Terraced House
Two Reception Rooms
Ground Floor W.C. & First Floor Bathrom
Off Road Parking
No Forward Chain

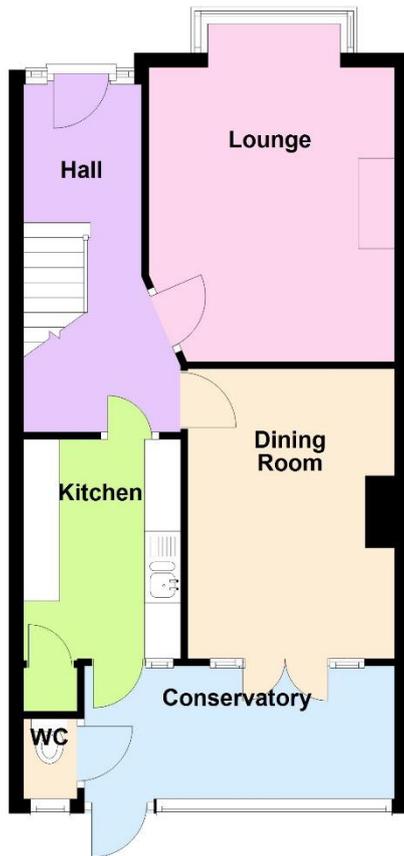
Three Bedrooms
Double Glazed Conservatory
PVCu Double Glazing & Gas Central Heating
Garage

023 9258 5588

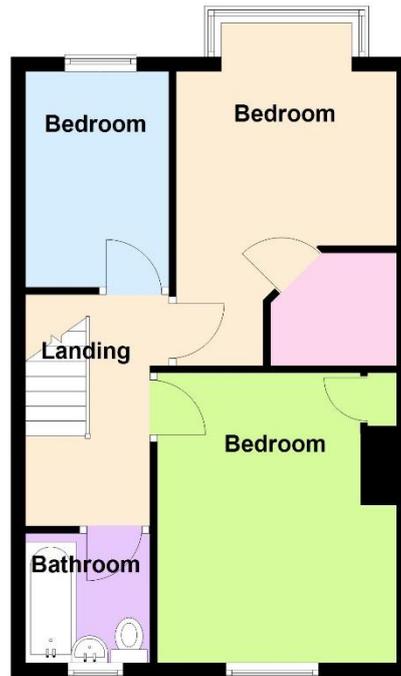
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Ground Floor



First Floor

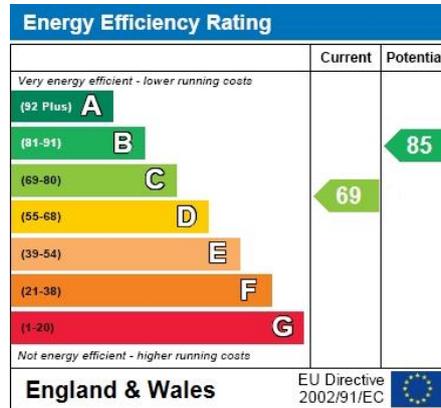


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Entrance Hall	Composite front door with PVCu double glazed window to side, double radiator, laminate flooring, stairs to first floor, understairs cupboard, picture rail.
Lounge	15'6" (4.72m) Into Bay x 11'1" (3.38m) PVCu double glazed window, timber fire surround with tiled inset and gas fire, picture rail, double radiator.
Dining Room	13'2" (4.01m) x 9'4" (2.84m) French doors to conservatory, double radiator, picture rail.
Kitchen	10'0" (3.05m) x 7'1" (2.16m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, larder cupboard, quarry tiled floor, tiled walls, coved ceiling.
Conservatory	14'3" (4.34m) x 5'11" (1.8m) PVCu double glazed windows and door to garden, glass roof, plumbing for washing machine.
W.C.	With WC, PVCu double glazed window, tiled walls.
ON THE 1ST FLOOR	
Landing	Access to loft space, picture rail.
Bedroom 1	16'0" (4.88m) Into Bay x 9'11" (3.02m) PVCu double glazed window, radiator, picture rail, walk in wardrobe.
Bedroom 2	13'2" (4.01m) x 10'11" (3.33m) PVCu double glazed window, radiator, picture rail, built in cupboard.
Bedroom 3	9'10" (3m) x 6'8" (2.03m) PVCu double glazed window, radiator, picture rail.
Bathroom	6'0" (1.83m) x 9'5" (2.87m) White suite of panelled bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, radiator, coved ceiling.
OUTSIDE	
Front Garden	With block paved driveway.
Rear Garden	Paved for low maintenance, rear pedestrian gate.
Detached Garage	With power and light, cantilever door.
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.