

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

£299,995



End Of Terraced House  
Two Reception Rooms  
Utility Room  
Block Paved Driveway  
PVCu Double Glazing

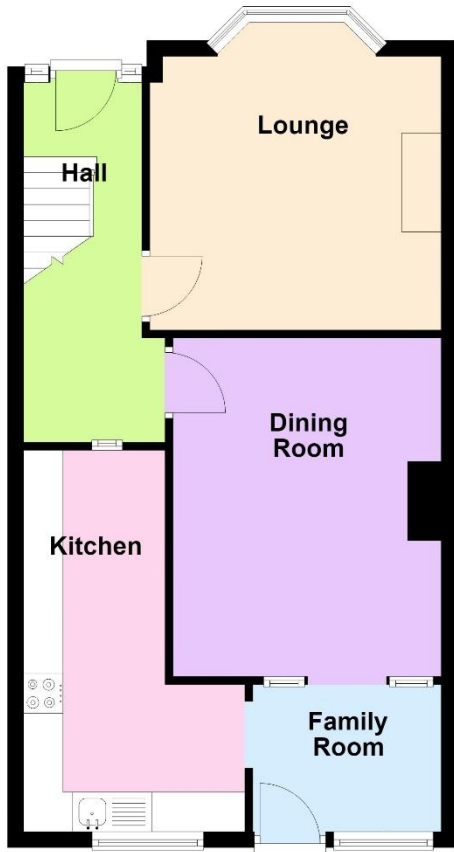
Three Bedrooms  
L Shaped Kitchen  
First Floor Bathroom  
Summer House  
Gas Central Heating

**023 9258 5588**

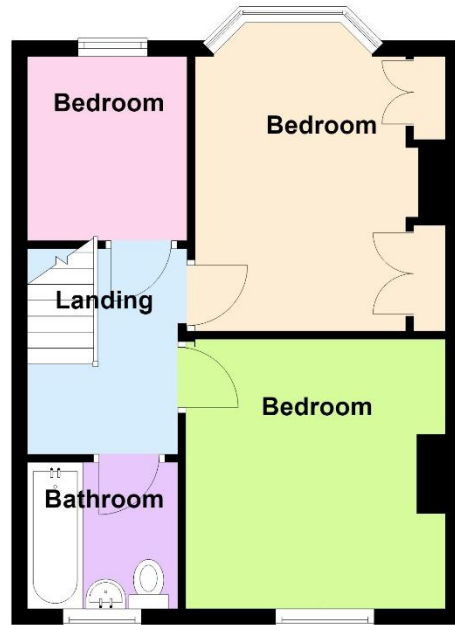
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**Ground Floor**



**First Floor**



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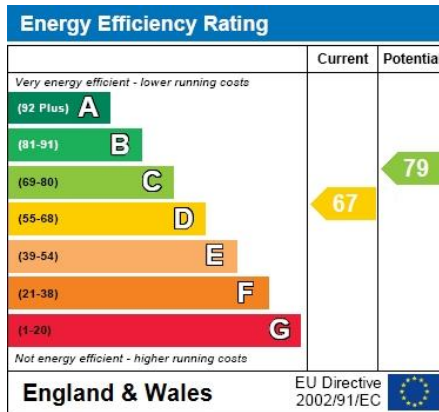
Entrance Hall	Composite front door, double glazed windows with inset blinds to side windows, radiator, timber flooring, stairs to first floor with spindled balustrade. picture rail, understairs cupboard.
Lounge	14'10" (4.52m) Into Bay x 11'6" (3.51m), PVCu double glazed window, radiator, fire surround with marble style inset and hearth, picture rail.
Dining Room	13'4" (4.06m) x 11'1" (3.38m) Fire surround, tiled inset, laminate flooring, picture rail, radiator, archway with stained glass windows to side leading to:
Utility Room	7'8" (2.34m) x 6'5" (1.96m) PVCu double glazed window and door to garden.
Kitchen	15'4" (4.67m) x 5'8" (1.73m) widening to 9'0" (2.74m), L shaped, White fronted wall and base units with granite worktop over, built in oven and combination oven/microwave, 5 ring gas hob with cooker extractor canopy over, space for fridge/freezer, integrated dishwasher and washing machine, laminate flooring, PVCu double glazed window, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, 2 velux windows, picture rail.
Bedroom 1	15'6" (4.72m) Into Bay x 8'9" (2.67m) To Cupboards, PVCu double glazed window, radiator, 2 built in cupboards, picture rail.
Bedroom 2	11'3" (3.43m) x 10'9" (3.28m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	7'8" (2.34m) x 6'9" (2.06m) PVCu double glazed window, radiator, picture rail.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., chrome heated towel rail, tiled walls, extractor fan.
OUTSIDE	
Front Garden	Block paved driveway for 2 cars, side pedestrian access to:
Rear Garden	Concreted and paved patios, raised fishpond, timber shed.
Summer House	13'5" (4.09m) x 9'5" (2.87m) 2 windows and French doors, currently used as a bar.
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.