

**Tewkesbury Avenue, Elson,  
Gosport, Hampshire, PO12 4JA**

**£249,995**



Middle Terraced House  
Two Reception Rooms  
13`8 Long Kitchen  
Gas Central Heating  
New Roof

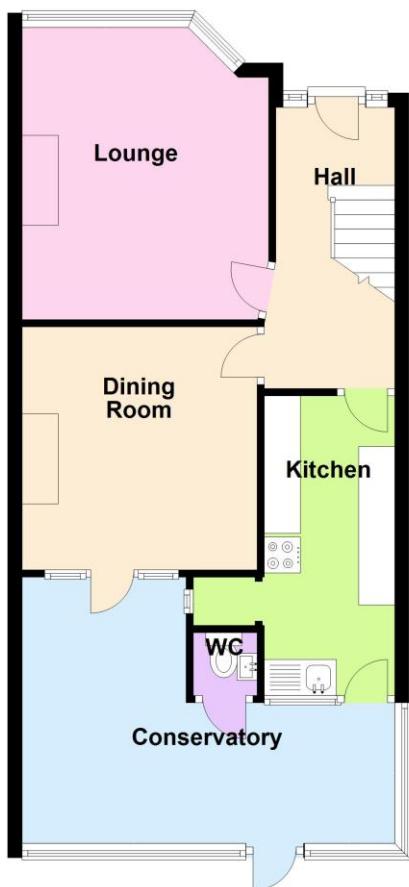
Three Bedrooms  
L Shaped Double Glazed Conservatory  
PVCu Double Glazing  
Detached Garage  
Cul-De-Sac Location

**023 9258 5588**

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**Ground Floor**



**First Floor**



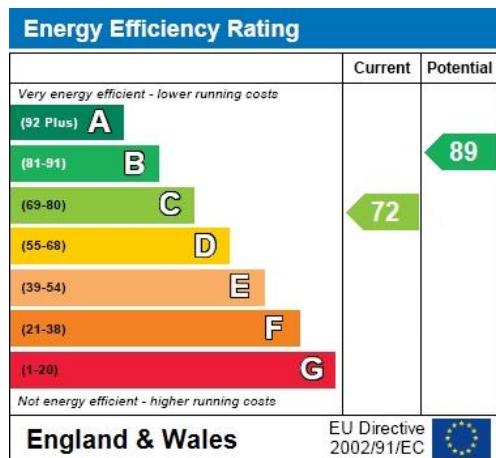
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Entrance Hall	PVCu double glazed front door and adjacent window, radiator, picture rail, understairs cupboard, stairs to first floor.
Lounge	13'1" (3.99m) Into Bay x 11'2" (3.4m) PVCu double glazed window, radiator, picture rail, marble style fireplace and hearth with living flame gas fire.
Dining Room	11'0" (3.35m) x 10'8" (3.25m) PVCu double glazed door to conservatory, radiator, picture rail, laminate flooring, marble style fireplace and hearth with living flame gas fire.
Kitchen	13'8" (4.17m) x 5'11" (1.8m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, radiator, recess for fridge/freezer, tiled splashbacks, PVCu double glazed window and door to:
Conservatory	16'9" (5.11m) x 6'2" (1.88m) widening to 12'2" (3.71m), L shaped, plumbing for washing machine, PVCu double glazed windows and door to garden, polycarbonate roof.
W.C. Off	With low level W.C. and hand basin.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space with pull down loft ladder, boarding and light, gas central heating boiler.
Bedroom 1	13'10" (4.22m) Into Bay x 10'0" (3.05m) PVCu double glazed window, radiator, picture rail.
Bedroom 2	11'1" (3.38m) x 9'11" (3.02m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	7'6" (2.29m) x 6'9" (2.06m) PVCu double glazed window, radiator, picture rail.
Shower Room	Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, heated towel rail, laminate flooring, extractor fan, inset spotlights, aqua panel splashbacks.
<b>OUTSIDE</b>	
Front Garden	With brick wall and iron gate, paved and borders.
Rear Garden	With paved flower borders, rear pedestrian gate to service road.
Garage	17'11" (5.46m) x 11'1" (3.38m) 3 PVCu double glazed windows, door to rear, cantilever garage 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>



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.