

Eastbourne Avenue, Elson,
Gosport, Hampshire, PO12 4NU

£270,000



End Of Terraced House
Two Reception Rooms
Modern First Floor Bathroom
Block Paved Driveway
Rear Garden Of Sunny Aspect

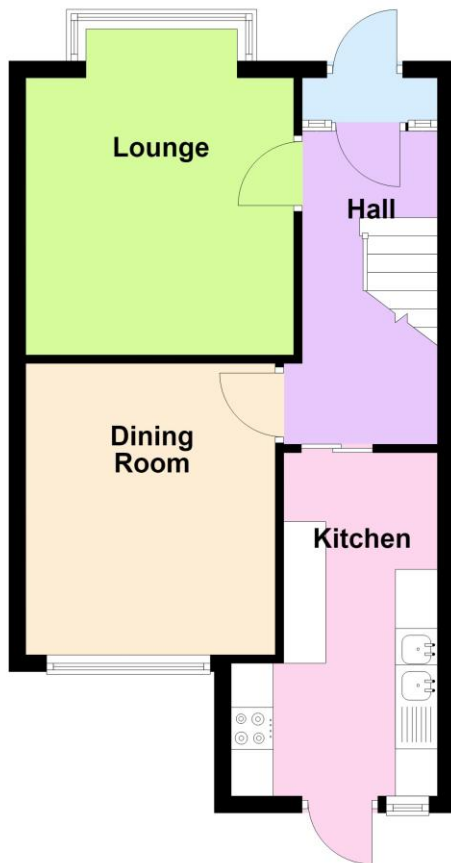
Three Bedrooms
Recently Updated & Improved
PVCu Double Glazing & Gas Central Heating
Newly Carpeted & Decorated & Fully Re-Wired
No Forward Chain

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Ground Floor



First Floor

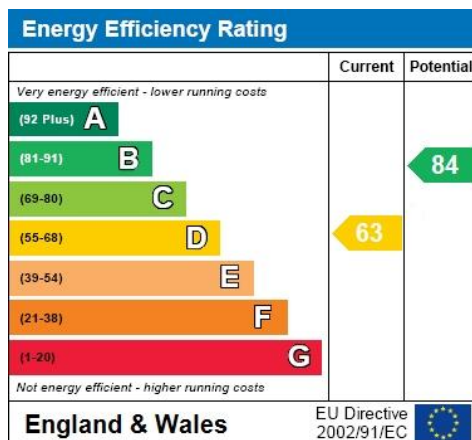


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door, PVCu double glazed inner door and windows to side.
Entrance Hall	Understairs meter cupboard, radiator, laminate flooring, stairs to first floor.
Lounge	13'3" (4.04m) Into Bay x 10'6" (3.2m) PVCu double glazed window, radiator, coved ceiling.
Dining Room	11'5" (3.48m) x 9'8" (2.95m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	13'8" (4.17m) x 7'11" (2.41m) narrowing to 5'11" (1.8m), 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, laminate flooring, radiator, coved ceiling, wall mounted gas central heating boiler, PVCu double glazed door and window giving access to garden, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Coved ceiling, access to loft space, cupboard over stairs.
Bedroom 1	13'9" (4.19m) x 9'10" (3m) PVCu double glazed window, radiator, picture rail.
Bedroom 2	11'5" (3.48m) x 10'5" (3.18m) PVCu double glazed window, radiator, airing cupboard with hot water cylinder, coved ceiling.
Bedroom 3	7'0" (2.13m) x 5'11" (1.8m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., shower screen, mixer tap with shower attachment, chrome heated towel rail, tiled walls, PVCu double glazed window, extractor fan.
OUTSIDE	
Front Garden	Block paved car hardstanding.
Rear Garden	Of sunny aspect, concreted for low maintenance, double timber gates from service road.
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.