

Avery Lane, Elson,
Gosport, Hampshire, PO12 4SR

£229,995



Well Presented Home

Two Reception Room

Modern Bathroom

Gas Central Heating

Of Interest To First Time Purchasers

Two Bedrooms

Good Size & Re-Fitted Kitchen

PVCu Double Glazing

Low Maintenance Rear Garden

No Forward Chain

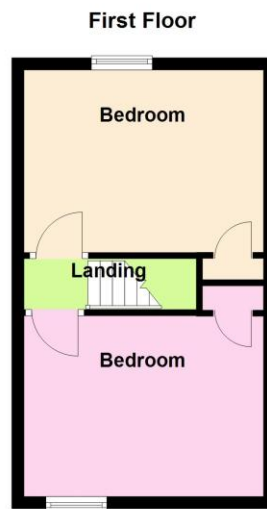
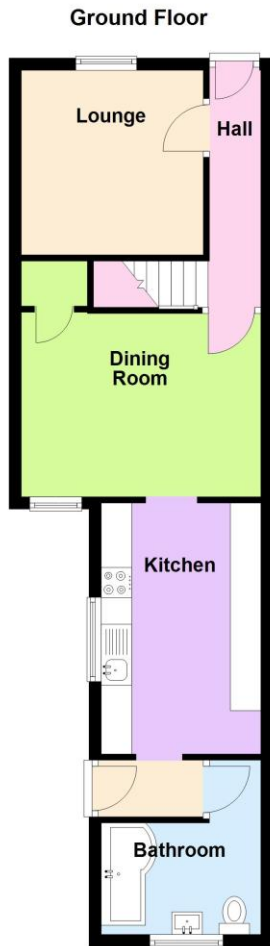
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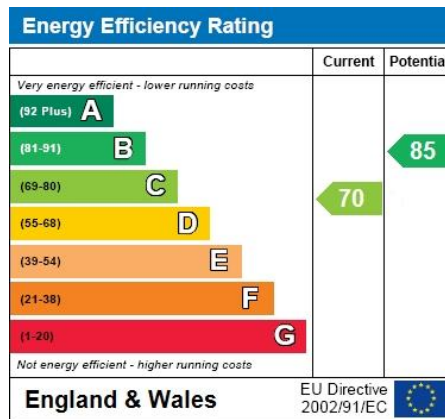
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Entrance Hall	Composite front door with glazed panel, radiator, stairs to 1st flooring, laminate flooring.
Lounge	9'11" (3.02m) x 9'11" (3.02m) PVCu double glazed window, radiator, laminate flooring.
Dining Room	13'2" (4.01m) x 9'10" (3m) PVCu double glazed window, radiator, laminate flooring, understairs meter and storage cupboard.
Kitchen	13'6" (4.11m) x 8'6" (2.59m) Modern and well fitted kitchen with single bowl composite sink unit, grey fronted wall and base units with worksurface over, built in oven and 4 ring with extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, cupboard with wall mounted gas central heating boiler, laminate flooring, integrated dishwasher.
Rear Lobby	PVCu double glazed door to garden, ceramic tiled floor.
Bathroom	White suite of panelled bath with mixer tap with separate shower over with hand shower and rainfall shower, vanity hand basin, low level W.C., chrome heated towel rail, tiled walls and floor, extractor fan, PVCu double glazed window, access to loft space.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'1" (3.99m) x 9'11" (3.02m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	13'1" (3.99m) x 10'1" (3.07m) PVCu double glazed window, radiator, built in cupboard, part panelling to 1 wall.
OUTSIDE	
Front Forecourt	Wall and artificial grass.
Rear Garden	Paved patio and path, artificial grass, plastic shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
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.