

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

£274,000



Middle Terraced House
Lounge
Conservatory
Garage To Rear
PVCu Double Glazing

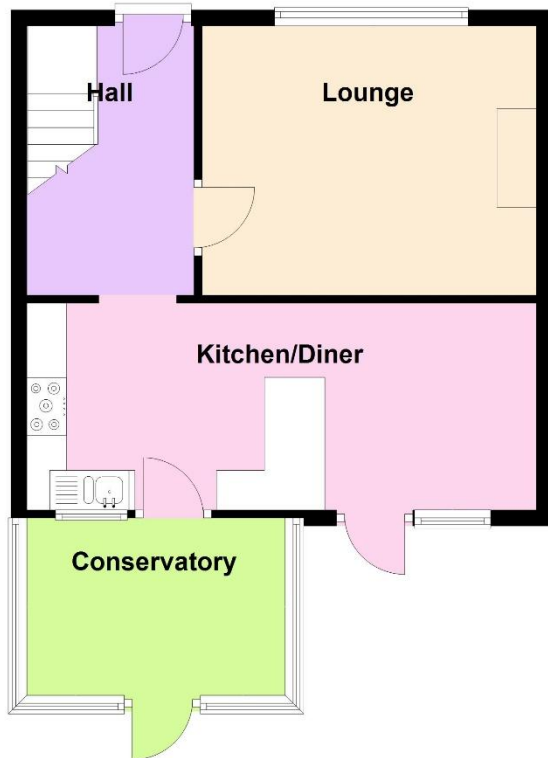
Three Bedrooms
Kitchen / Dining Room
Parking For Two Cars To Front
Gas Central Heating

023 9258 5588

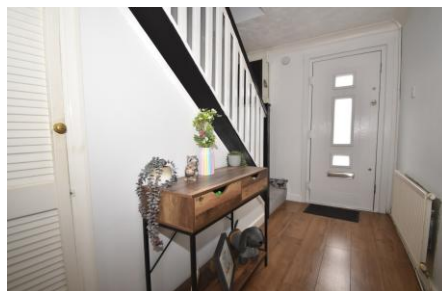
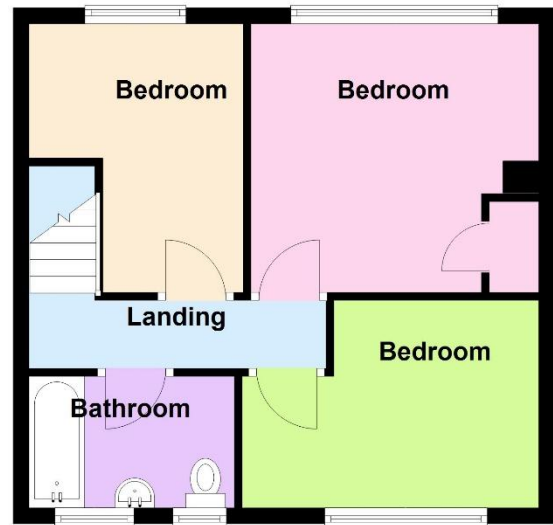
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Ground Floor



First Floor



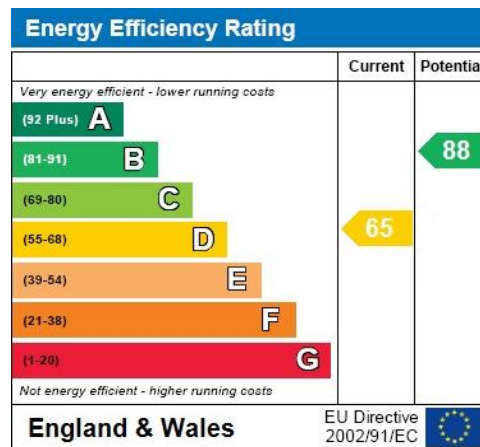
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Part glazed composite front door, radiator, laminate flooring, coved ceiling, understairs meter cupboard, wall mounted gas central heating boiler, stairs to first floor.
Lounge	13'10" (4.22m) x 11'2" (3.4m) PVCu double glazed window, radiator, marble fireplace and hearth with living flame gas fire, coved ceiling.
Kitchen / Dining Room	21'1" (6.43m) x 8'6" (2.59m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in fridge/freezer, built in oven and 5 ring gas hob with cooker extractor canopy over, tiled splashbacks, PVCu double glazed door to garden, breakfast bar, part glazed door to:
Conservatory	10'8" (3.25m) x 7'5" (2.26m) PVCu double glazed window and door, polycarbonate roof, ceramic tiled floor, plumbing for washing machine.
ON THE 1ST FLOOR	
Landing	Access to loft space, coved ceiling.
Bedroom 1	11'11" (3.63m) x 11'2" (3.4m) PVCu double glazed window, built in airing cupboard, radiator, coved ceiling.
Bedroom 2	12'3" (3.73m) x 8'6" (2.59m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	11'1" (3.38m) x 8'10" (2.69m) max over cabin bed, narrowing to 5'9 (1.75m), PVCu double glazed window, radiator, built in cabin bed with single cupboard under, coved ceiling.
Bathroom	8'5" (2.57m) x 5'5" (1.65m) White suite of panelled bath with antique style mixer tap and shower attachment, separate over, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, tiled splashbacks, heated towel rail, coved ceiling.
OUTSIDE	
Front Garden	Front driveway with space for 2 cars, flower borders.
Rear Garden	Decking area with balustrade, pergola, paved for low maintenance, concreted hardstanding leading to double timber gates to rear service road.
Detached Garage	With workshop area.
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.