

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

£269,995



End Of Terraced House

Two Reception Rooms

Conservatory With W.C. Off

PVCu Double Glazing

Good Size Garden With Detached Garage

Three Bedrooms

Spacious Kitchen

First Floor Shower Room

Gas Central Heating

In Our Opinion, An Ideal Family Home

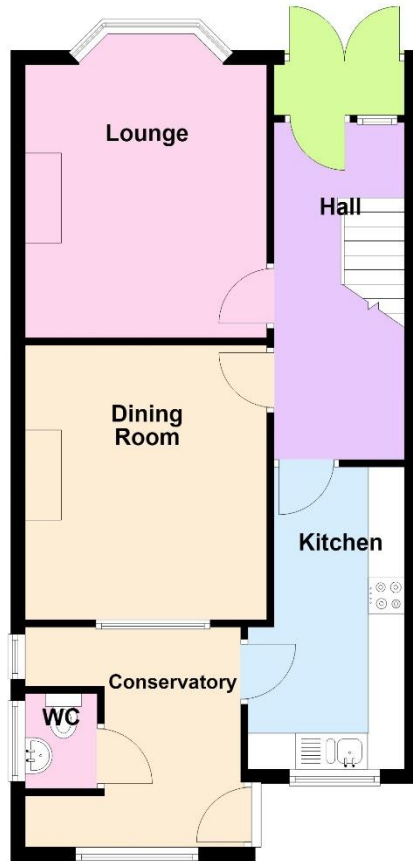
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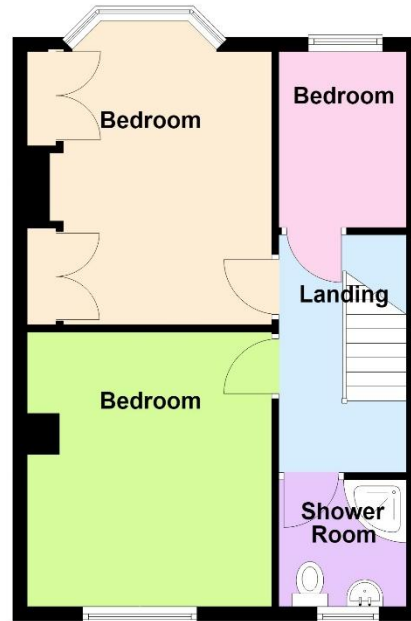
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Ground Floor



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 to:
Entrance Hall	Understairs meter and storage cupboard, dado rail, radiator, stairs to first floor.
Lounge	13'10" (4.22m) x 11'3" (3.43m) Marble fireplace and hearth with living flame gas fire, radiator, picture rail, PVCu double glazed windows with fitted shutters.
Dining Room	12'6" (3.81m) x 11'1" (3.38m) Timber fire surround with tiled inset and hearth, radiator, coved ceiling.
Kitchen	14'2" (4.32m) x 6'8" (2.03m) narrowing to 5'9" (1.75m), 1 ½ bowl composite sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, integrated fridge/freezer, integrated dishwasher, PVCu double glazed window, wall mounted Vaillant gas central heating boiler, tiled splashbacks, coved ceiling, Georgian style glazed door to:
Conservatory	10'0" (3.05m) x 9'9" (2.97m) Overall Measurement Including W.C., PVCu double glazed window and door to garden, polycarbonate roof, radiator, ceramic tiled floor, plumbing for washing machine.
W.C.	With low level W.C., pedestal hand basin, PVCu double glazed window, tiled wall and floor, radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space with ladder.
Bedroom 1	14'2" (4.32m) Into Bay x 10'2" (3.1m) To Chimney Breast PVCu double glazed window with fitted shutters, window seat with cupboards, built in cupboards and dressing table unit, radiator.
Bedroom 2	12'7" (3.84m) x 11'0" (3.35m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	8'1" (2.46m) x 6'1" (1.85m) PVCu double glazed window with fitted shutters, radiator, coved ceiling.
Shower Room	Shower cubicle, vanity hand basin, low level W.C. with concealed cistern, PVCu double glazed window, tiled walls, laminate flooring, chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	Brick wall and iron gate, paving and block paving.
Rear Garden	Paved patio and path, flower borders, laid to shingle, timber shed, rear pedestrian gate to service road.

Garage

Electric remote controlled cantilever door and single door to side, accessed via rear service road.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

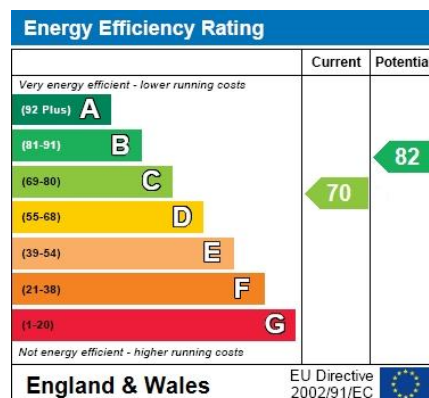
Freehold.

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:
<div>Viewing Notes</div>		

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.