

GUIDE PRICE

£240,000 - £250,000

92 Albemarle Avenue

Elson, Gosport, Hampshire, PO12 4HX

A spacious three-bedroom end-of-terrace home offered to the market with excellent potential. The property features generous bedrooms, two large reception rooms, and a bright conservatory, along with the added benefit of a garage and off-road parking to the rear. To arrange your viewing, please contact the Jeffries & Dibbens Gosport team. Phone lines are open until 8pm.

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Entrance Hall

Lounge - 13'8" (4.17m) x 11'1" (3.38m)

Dining Room - 11'10" (3.61m) x 9'7" (2.92m)

Kitchen - 8'6" (2.59m) x 6'10" (2.08m)

Conservatory - 14'5" (4.39m) x 5'9" (1.75m)

Stairs & Landing

Bedroom One - 14'4" (4.37m) Into Bay x 9'5" (2.87m)

Bedroom Two - 12'0" (3.66m) x 11'2" (3.4m)

Bedroom Three - 7'10" (2.39m) x 7'2" (2.18m)

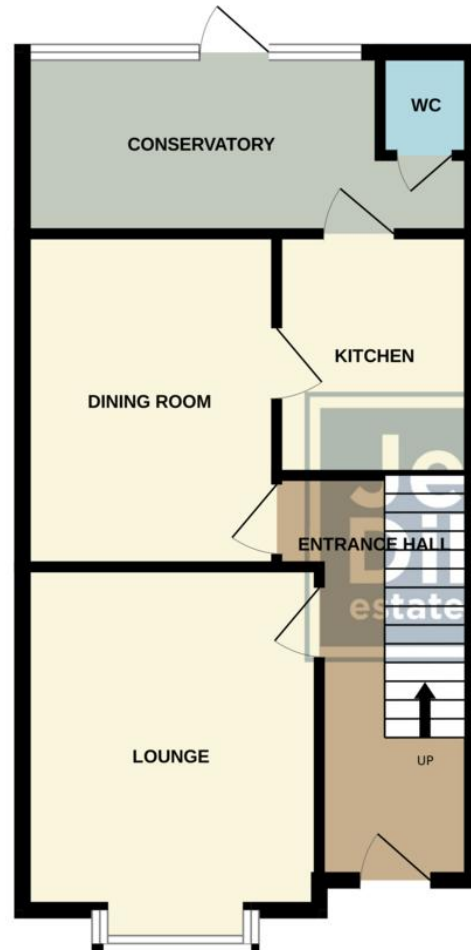
Bathroom

Rear Garden

Garage



GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC Awaited

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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