



**£225,000**  
**149 Avenue Road**  
Gosport, Hampshire, PO12 1LD

## PROPERTY SUMMARY

This well-presented home sits at the end of a quiet cul-de-sac, providing a peaceful setting just a short distance from the town centre. Inside, the accommodation includes two generously sized double bedrooms, a modern kitchen/breakfast room, and a spacious living room. A relatively new boiler was installed within the past three years for added peace of mind. Outside, the property boasts a south-facing garden—perfect for making the most of the sunshine, and massively benefits from an allocated off-road parking space. To arrange a viewing, please contact the Gosport team. Phone lines are open until 8pm.

2   
1   
1 





**PORCH**

**LIVING ROOM 15' 3" x 12' 8" (4.66m x 3.88m)**

**KITCHEN 12' 8" x 9' 5" (3.88m x 2.89m)**

**BEDROOM ONE 12' 9" x 7' 4" (3.89m x 2.26m)**

**BEDROOM TWO 12' 8" x 9' 4" (3.88m x 2.86m)**

**STAIRS AND LANDING**

**BATHROOM 8' 1" x 4' 4" (2.47m x 1.34m)**

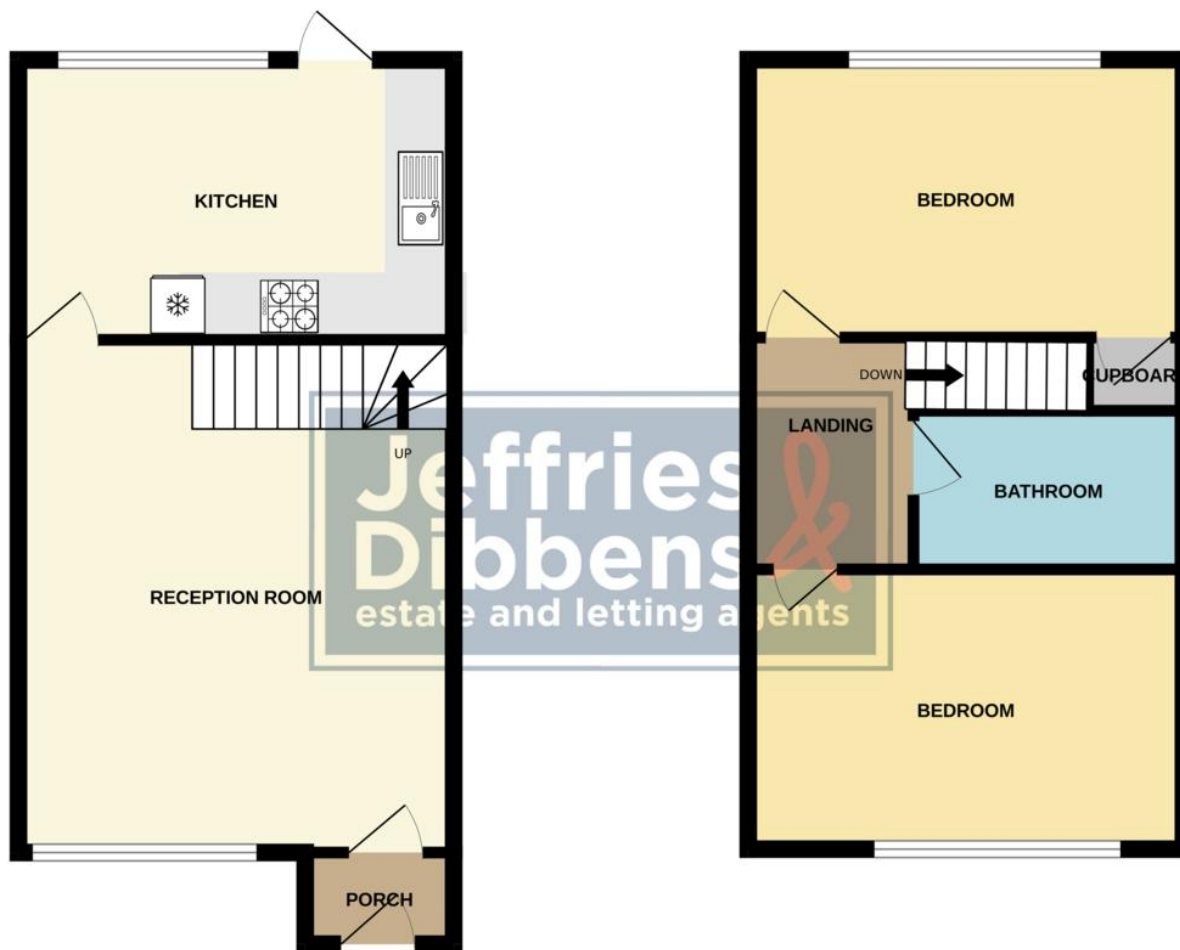
**SOUTHERLY FACING GARDEN**

**ALLOCATED PARKING SPOT**



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

EPC to follow

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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**

02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk