DIMON
Estate Agents

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

£294,000

- End Of Terraced House
- Two Reception Rooms
- Utility Room
- Block Paved Driveway
- PVCu Double Glazing
- Three Bedrooms
- L Shaped Kitchen
- First Floor Bathroom
- Summer House
- Gas Central Heating

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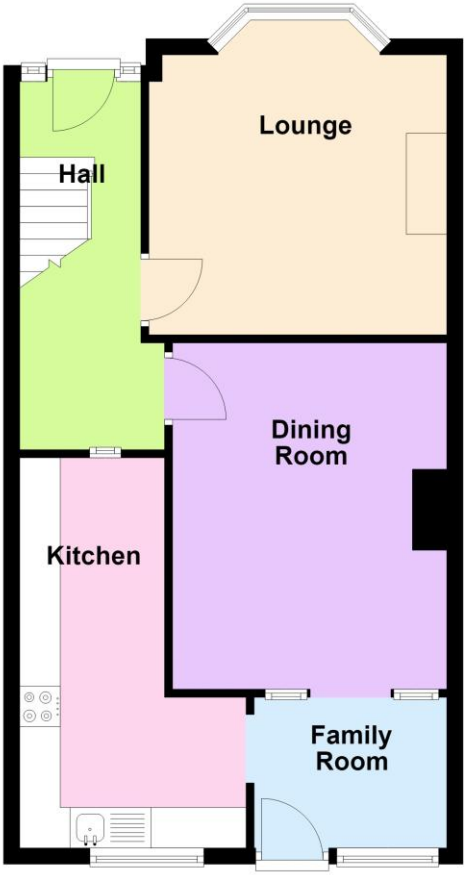
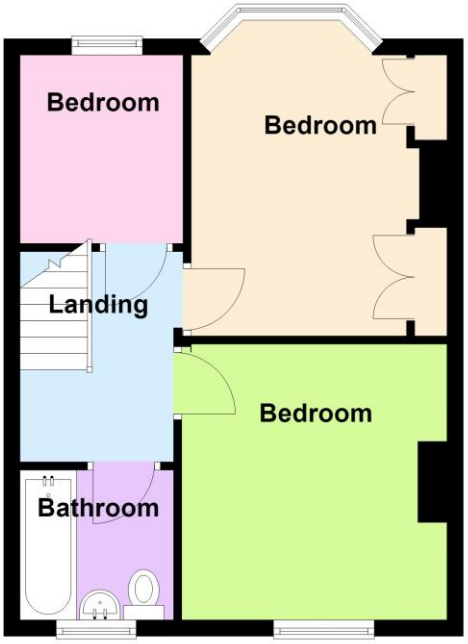
Ground Floor



First Floor



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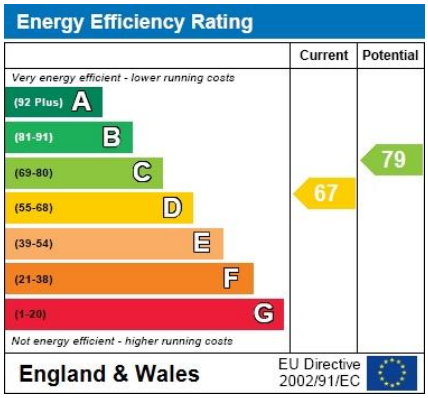
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Composite front door, double glazed windows with inset blinds to side windows, radiator, timber flooring, stairs to first floor with spindled balustrade. picture rail, understairs cupboard.
Lounge	14'10" (4.52m) Into Bay x 11'6" (3.51m) PVCu double glazed window, radiator, fire surround with marble style inset and hearth, picture rail.
Dining Room	13'4" (4.06m) x 11'1" (3.38m) Fire surround, tiled inset, laminate flooring, picture rail, radiator, archway with stained glass windows to side leading to:
Utility Room	7'8" (2.34m) x 6'5" (1.96m) PVCu double glazed window and door to garden.
Kitchen	15'4" (4.67m) x 5'8" (1.73m) widening to 9`0 (2.74m), L shaped, White fronted wall and base units with granite worktop over, built in oven and combination oven/microwave, 5 ring gas hob with cooker extractor canopy over, space for fridge/freezer, integrated dishwasher and washing machine, laminate flooring, PVCu double glazed window, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space with pull down loft ladder, 2 velux windows, picture rail.
Bedroom 1	15'6" (4.72m) Into Bay x 8'9" (2.67m) To Cupboards, PVCu double glazed window, radiator, 2 built in cupboards, picture rail.
Bedroom 2	11'3" (3.43m) x 10'9" (3.28m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	7'8" (2.34m) x 6'9" (2.06m) PVCu double glazed window, radiator, picture rail.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., chrome heated towel rail, tiled walls, extractor fan.
OUTSIDE	
Front Garden	Block paved driveway for 2 cars, side pedestrian access to:
Rear Garden	Concreted and paved patios, raised fishpond, timber shed.
Summer House	13'5" (4.09m) x 9'5" (2.87m) 2 windows and French doors, currently used as a bar.
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:

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.