

£192,500
11 Avery Lane
Gosport, PO12 4SR

PROPERTY SUMMARY

This well presented two bedroom home offers a stylish and welcoming space, perfect for first-time buyers. Offered with no forward chain, the property features two reception rooms, a contemporary kitchen, modern bathroom, two generous double bedrooms, a private enclosed garden and so much more. To arrange your viewing, please contact the Gosport team – phone lines are open until 8PM.

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ENTRANCE PORCH

DINING ROOM 13' 1" x 9' 8" (3.99m x 2.95m)

LOUNGE 12' 9" x 10' 0" (3.89m x 3.07m)

KITCHEN 8' 3" x 7' 6" (2.54m x 2.31m)

SHOWER ROOM

REAR LOBBY

FIRST FLOOR LANDING

BEDROOM ONE 12' 9" x 9' 8" (3.89m x 2.97m)

BEDROOM TWO 13' 1" x 9' 8" (3.99m x 2.97m)

GARDEN





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.



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