

OFFERS IN THE REGION OF

£200,000

25 Avery Lane

Gosport, Hampshire, PO12 4SR

This well-presented property offers two generous double bedrooms, two spacious reception rooms and a fitted kitchen opening into the dining room, creating a practical layout for everyday living. The property also benefits from a recently installed central heating boiler and a low-maintenance, recently landscaped rear garden with access to the rear alley. Conveniently located within easy reach of both junior and secondary schools, this property would make an ideal purchase for first-time buyers, young families or investors seeking a rental opportunity. To arrange your viewing, please contact the Jeffries & Dibbens Gosport team. Our phone lines are open until 8pm.

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ENTRANCE HALL

LOUNGE 13' 3" x 9' 11" (4.04m x 3.03m)

DINING ROOM 13' 1" x 9' 11" (4.01m x 3.03m)

KITCHEN 8' 6" x 7' 4" (2.61m x 2.26m)

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE 13' 1" x 9' 11" (4.00m x 3.03m)

BEDROOM TWO 13' 0" x 9' 9" (3.98m x 2.99m)

OUTSIDE

REAR ENCLOSED GARDEN



GROUND FLOOR



1ST FLOOR

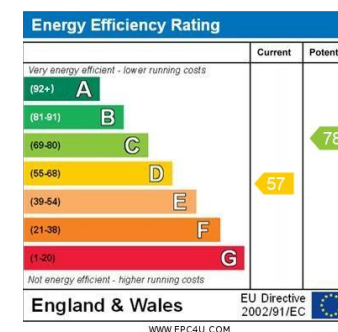


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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

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