

Grove Avenue, Gosport,
Hampshire, PO12 1JX

OIEO
£325,000



Semi Detached House

Two Bathrooms and a Shower Room

Double Glazed Conservatory

Utility Room

Off Road Parking

Four Bedrooms

Two Reception Rooms

Re-Fitted Kitchen

PVCu Double Glazing and Gas Central Heating

No Forward Chain

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Entrance Hall	Part glazed front door with leaded double glazed side windows, radiator, flat ceiling, stairs to first floor, laminate flooring, understairs meter cupboard with PVCu double glazed window.
Lounge	16'3 (4.95m) Into Bay x 12'9 (3.89m) PVCu double glazed bay window, timber fire surround with tiled inset and hearth, radiator, flat ceiling.
Dining Room	12'8 (3.86m) x 11'9 (3.58m) Fire surround with tiled inset and hearth, radiator, Georgian style french doors to conservatory, flat ceiling.
Kitchen	9'10 (3m) x 7'10 (2.39m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, recess for range cooker with cooker to remain, over head extractor canopy, tiled walls, cupboard housing fridge, vinyl flooring, flat ceiling, PVCu double glazed window, part glazed Georgian style door to:
Conservatory	17'5 (5.31m) x 6'9 (2.06m) PVCu double glazed french doors and single door to garden, radiator, tiled floor, boiler cupboard with Worcester wall mounted gas central heating boiler.
Utility Room	8'8 (2.64m) x 6'7 (2.01m) PVCu double glazed window and PVCu doors to both front and rear, ceramic tiled floor, space for chest freezer, plumbing for washing machine and additional appliance space, tiled splashbacks, radiator, flat ceiling with spotlights.
Bathroom	14'10 (4.52m) x 5'9 (1.75m) White suite of panelled bath with antique style mixer tap and shower attachment, with additional shower over bath, pedestal hand basin, low level W.C., chrome heated towel rail, 1/2 tiled walls, fully tiled to shower area, flat ceiling, tiled splashbacks, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Stairs to 2nd floor, flat ceiling.
Bedroom 1	16'9 (5.11m) Into Bay x 11'9 (3.58m) PVCu double glazed window, cast-iron fireplace, radiator, picture rail, flat ceiling.
Bedroom 2	12'9 (3.89m) x 12'1 (3.68m) to cupboards, PVCu double glazed window, cast-iron fireplace, built-in cupboard, radiator, flat ceiling.
Bedroom 3	9'1 (2.77m) x 7'10 (2.39m) PVCu double glazed window, picture rail, flat ceiling.
Bathroom	White suite of panelled bath with separate shower over, shower screen, pedestal hand basin, chrome heated towel rail, ½ tiled walls, fully tiled to shower area, PVCu double glazed window, flat ceiling, ceramic tiled floor.
Separate W.C.	PVCu double glazed window, low level W.C., tiled walls, flat ceiling.

ON THE 2ND FLOOR

Landing

Bedroom 4

18'7 (5.66m) Max x 18'10 (5.74m) 2 PVCu double glazed windows, access to eaves storage cupboards - 1 of which houses a gas central heating boiler which provides hot water & heating to the loft extension and shower in the first floor bathroom.

En-Suite Shower Room

Shower cubicle, wall tiling, pedestal hand basin, low level W.C., tiled splashbacks, velux roof window, chrome heated towel rail, vinyl flooring, extractor fan.

OUTSIDE

Front Garden

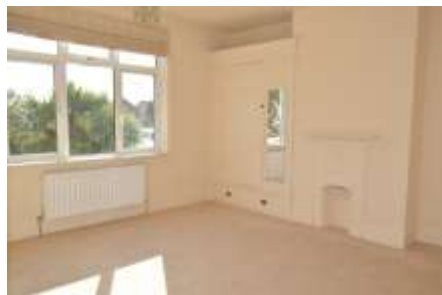
Attractively paved front garden to provide car hardstanding and driveway, wall to front, flower borders.

Rear Garden

With paved patio and path, timber balustrade, lawn and flower borders

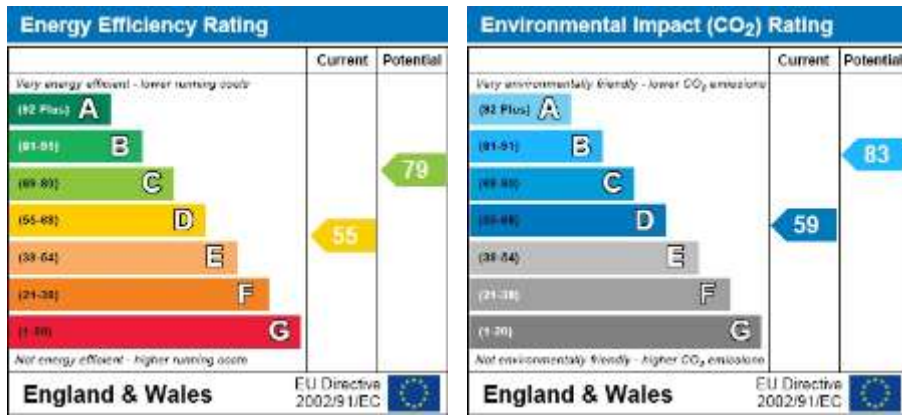
Store Area

PVCu double glazed door, polycarbonate roof.



Directions

From our office proceed along Stoke Road towards the Town Centre. By Walpole Park turn left into Spring Garden Lane and $\frac{3}{4}$ of the way down turn left into Grove Avenue, where the property will be found shortly on the left hand side.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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.