

FOR SALE



Avenue Road, Gosport
Asking Price Of £200,000

MARTIN & CO

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- No Forward Chain
- Close To Local Amenities
- Open Plan Living
- Front And Rear Garden
- Fantastic First Time Buyer Home

Two Bedroom mid-terraced house in the ever popular, Avenue Road. With no forward chain and close to amenities, this would make a fantastic first time home.

PROPERTY DESCRIPTION Charming Two-Bedroom Mid-Terraced Home on Avenue Road – No Forward Chain

This well-presented two-bedroom mid-terraced house offers an excellent opportunity for first-time buyers, complete with no forward chain, front and rear gardens, and a spacious open-plan living area.

Ground Floor:

Step through your own private front door into a generous porch-ideal for coats, shoes, and everyday storage. The bright hallway leads into a light-filled reception room, featuring a large window and a charming fireplace, creating a warm and welcoming atmosphere. The open-plan layout



flows seamlessly into the dining area, where patio doors open onto the rear garden.

The kitchen is well-designed, offering ample storage and workspace for all your culinary needs, with direct access to the garden for convenience.

Outdoor Space:

The rear garden is a true highlight- lush and mature, with a private patio perfect for outdoor entertaining, rear access, and a practical storage shed. The front garden adds to the home's curb appeal.

First Floor:

Upstairs, you'll find a well-proportioned bathroom with a useful storage cupboard. Both double bedrooms feature built-in wardrobes, providing plenty of storage space.

Additional Features:

- Gas central heating
- Double glazing
- No forward chain

This property offers a fantastic combination of comfort, practicality, and potential-ideal for first-time buyers or anyone looking for a charming home in a desirable location.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.