



£350,000

St. Nicholas Avenue

Gosport, Hampshire, PO13 9TA

This well-presented and extended four-bedroom property offers generous living space, ideal for families or those seeking flexibility. Set on a substantial plot, the home boasts a large rear westerly facing garden, perfect for entertaining, gardening, or potential future development (subject to planning permission). Inside, the property features versatile accommodation including a ground-floor shower room and an upstairs family bathroom, providing convenience for multi-generational living or guest use. The extended layout allows for multiple reception areas, home office options, or additional living spaces to suit your lifestyle. Outside, a private driveway provides ample off-street parking for several vehicles. Please contact the Gosport team phone lines open until 8PM.

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ENTRANCE HALLWAY

LIVING ROOM 17' 6" x 13' 3" (5.35m x 4.05m)

KITCHEN/DINER 17' 6" x 12' 5" (5.34m x 3.79m)

CONSERVATORY 23' 4" x 7' 5" (7.12m x 2.28m)

BEDROOM FOUR 18' 3" x 14' 9" (5.58m x 4.51m)

SHOWER ROOM 5' 11" x 5' 2" (1.81m x 1.60m)

STAIRS AND LANDING

BEDROOM ONE 11' 10" x 8' 10" (3.63m x 2.71m)

BEDROOM TWO 11' 9" x 10' 0" (3.60m x 3.05m)

BEDROOM THREE 8' 11" x 8' 5" (2.74m x 2.58m)

BATHROOM 9' 1" x 5' 4" (2.77m x 1.65m)

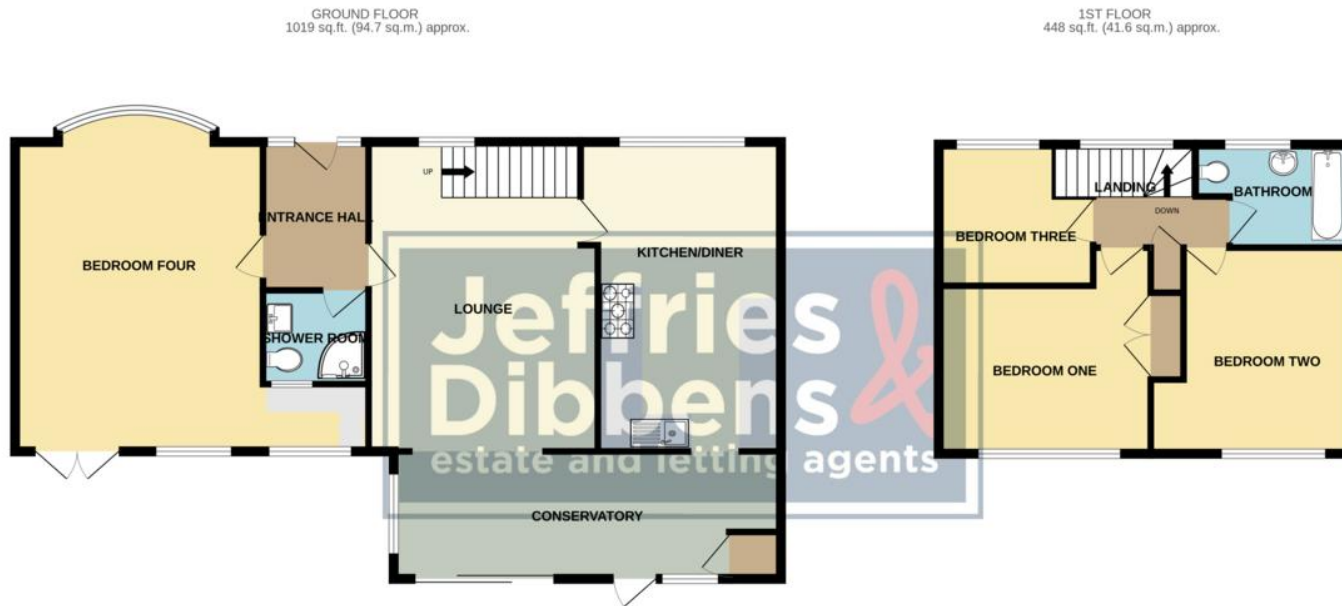
GARDEN

FRONT DRIVEWAY

AGENTS NOTES Freehold

Council Tax Band D





TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

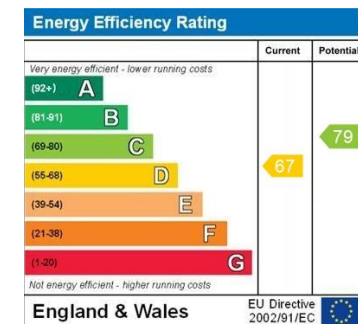
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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.

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