



**Albatross Walk, Gosport PO13 0RW**

**welcome to**

## **Albatross Walk, Gosport**

\*\* Semi-Detached Three Bedroom Family Home \*\* Beautifully Presented Throughout \*\* Wood Burning Stove In The Lounge / Diner \*\* Garage & Parking To The Rear \*\* Garden Cabin \*\* No Onward Chain \*\* Requested Peel Common Location \*\* Close To Local Shops. Schools & Transport Links \*\*

### **Entrance Porch**

Double glazed doors to front and rear garden.

### **Entrance Hall**

Understairs area, storage cupboard, doors to:

### **Kitchen**

10' 5" max x 6' 9" max ( 3.17m max x 2.06m max )  
Double glazed window to front, fitted kitchen with matching wall and base units, stainless steel sink and drainer unit, space for cooker, plumbing for washing machine, space for fridge/freezer, tiled surrounds.

### **Lounge / Dining Room**

19' 8" max x 18' 2" max ( 5.99m max x 5.54m max )  
Double glazed windows to front and double glazed French doors to garden, log burning stove with oak beam above and tiled hearth, stairs to first floor landing, wood flooring.

### **First Floor Landing**

Double glazed window to side, cupboard enclosing wall mounted boiler, doors to:

### **Bedroom One**

12' 8" max x 10' max ( 3.86m max x 3.05m max )  
Double glazed window to front, radiator.

### **Bedroom Two**

10' max x 9' 7" max ( 3.05m max x 2.92m max )  
Double glazed window to front, radiator, alcove for wardrobe.





### **Bedroom Three**

7' 9" max x 6' 8" max ( 2.36m max x 2.03m max )

Double glazed window to front, radiator, alcove for wardrobe.

### **Bathroom**

Double glazed window to rear, heated towel rail, bath with electric shower above, WC, wash hand basin with storage under, tiled walls, shaver point.

### **Outside**

To the front the garden is mainly laid to lawn with a path to the front door.

To the rear, the patio extends to a laid to lawn section, shrub borders, outside tap, log store, pedestrian door into garage, rear access.



### **Cabin**

11' 7" max x 7' 7" max ( 3.53m max x 2.31m max )

Power and light, double opening doors.

### **Garage**

16' 7" max x 8' 3" max ( 5.05m max x 2.51m max )

Double wooden doors, power and lighting.



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## Albatross Walk, Gosport

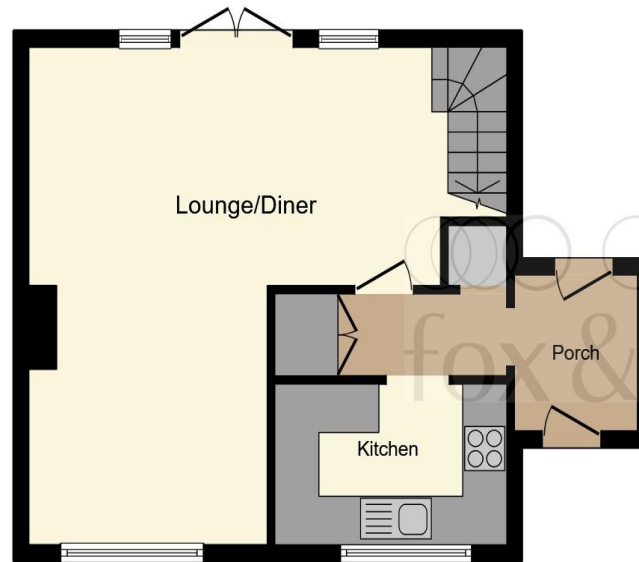
- £280,000 - £290,000 GUIDE PRICE
- Semi-Detached Three Bedroom Family Home
- Wood Burning Stove In The Lounge / Diner
- Garage & Parking To The Rear
- Garden Cabin

Tenure: Leasehold EPC Rating: D

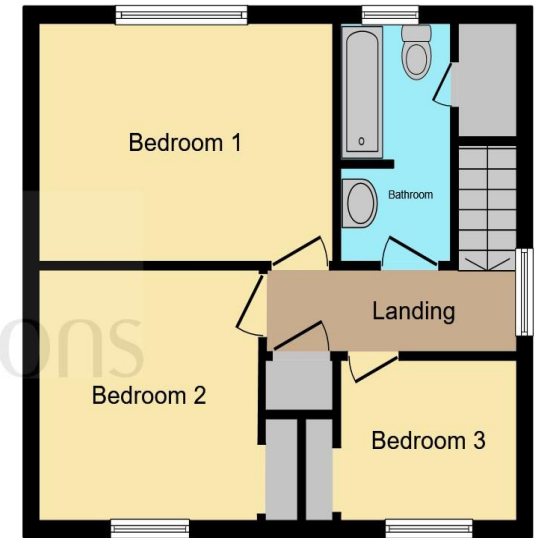
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£280,000**



Ground Floor



First Floor

Total floor area 83.5 m<sup>2</sup> (899 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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