



Beauchamp Avenue, Gosport, PO13 0LQ

welcome to

Beauchamp Avenue, Gosport

**** Great Location ** Must be Viewed ** Great for Schools and Shops ** Ideal for Bus and Road Links ** No Onward Chain ****

Entrance Hall

UPVC door to front access, stairs to first floor landing, understairs storage, radiator.

Lounge

13' 3" max x 12' 7" max (4.04m max x 3.84m max)
UPVC double glazed window to front elevation, feature fire surround, tv point, radiator.

Dining Room

10' 3" max x 8' 10" max (3.12m max x 2.69m max)
UPVC patio doors to rear garden, radiator, open plan to:

Kitchen

10' 2" max x 9' 6" max (3.10m max x 2.90m max)
UPVC double glazed window to rear elevation, matching wall and base units, sink and drainer unit, integrated oven, hob, cooker-hood, integrated dishwasher, wall mounted gas boiler, storage cupboard, tiled splashbacks, door to:

Utility Room

8' 2" x 4' 2" (2.49m x 1.27m)
UPVC door to rear garden, UPVC double glazed windows to rear and side elevation, space for washing machine, and fridge/freezer, potential to re-fit wc.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom 1

11' 11" x 11' 2" (3.63m x 3.40m)
UPVC double glazed window to rear elevation, storage cupboard, radiator.

Bedroom 2

11' 5" x 11' 2" (3.48m x 3.40m)
UPVC double glazed window to front elevation, radiator.

Bedroom 3

8' 4" x 8' 2" (2.54m x 2.49m)
UPVC double glazed window to front elevation, cupboard, radiator.

Bathroom

Two UPVC double glazed windows to side elevation, path with shower over, wash hand basin, wc, storage cupboard, tiled splashbacks.

Outside

To the front the garden is laid to shingle with a driveway providing off road parking for multiple vehicles. To the rear the garden is laid to patio with a laid to lawn section, side pedestrian access and enclosed by fencing.

Garage

17' 9" x 13' 1" (5.41m x 3.99m)
Up and over door, UPVC double glazed window to rear elevation.





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welcome to

Beauchamp Avenue, Gosport

- Garage and Driveway
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£300,000

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Property Ref:
GOS112348 - 0002

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