



**Prideaux-Brune Avenue, Gosport, PO13 0UE**

**welcome to**

## **Prideaux-Brune Avenue, Gosport**

\*\* Extended with an Annexe \*\* Three Bedrooms \*\* Great for Shops, Schools and Road Links \*\* Perfect Family Home \*\* Ample Parking \*\*

### **Entrance Hall**

UPVC door to front access, UPVC double glazed window to side elevation, stairs to first floor landing, understairs storage.

### **Lounge**

14' 5" max x 12' 5" max ( 4.39m max x 3.78m max )  
UPVC double glazed bay window to front elevation, tv point, feature fire surround and hearth, radiator.

### **Dining Room**

10' 10" x 10' 10" ( 3.30m x 3.30m )  
French style doors to conservatory, open-plan to kitchen, radiator.

### **Kitchen**

10' 8" x 7' 5" ( 3.25m x 2.26m )  
UPVC double glazed window to rear elevation, matching wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, hob, cooker-hood, integrated dishwasher, access to:

### **Utility Room**

20' 2" x 4' 6" ( 6.15m x 1.37m )  
UPVC door to front access, UPVC double glazed roof, space for washing machine, tumble dryer and fridge/freezer, door to:

### **Conservatory**

24' 4" x 8' 5" ( 7.42m x 2.57m )  
UPVC double glazed roof, UPVC double glazed window to rear elevation, UPVC double glazed French style doors to rear garden, two radiators, four wall light points.

### **Reception Room**

9' 3" x 7' 7" ( 2.82m x 2.31m )  
UPVC double glazed window to rear elevation, radiator, access to:

### **Cloakroom**

Wash hand basin, wc.

### **First Floor Landing**

UPVC double glazed window to side elevation, access to loft space, doors to:

### **Bedroom 1**

12' 10" x 10' 9" ( 3.91m x 3.28m )  
Two UPVC double glazed windows to front elevation, tv point, radiator.

### **Bedroom 2**

11' 1" x 10' 9" ( 3.38m x 3.28m )  
UPVC double glazed window to rear elevation, range of fitted shelves and cupboards, radiator.

### **Bedroom 3**

9' 6" x 7' 7" ( 2.90m x 2.31m )  
UPVC double glazed window to front elevation, tv point, cupboard housing gas boiler, radiator.

### **Bathroom**

UPVC double glazed window to side elevation, bath with shower over, wash hand basin in-set into vanity unit, wc, heated towel rail, tiled surrounds.

### **Outside**

To the front there is a driveway, shingle section and enclosed by a half brick wall. To the rear the garden is laid to decking with a patio section, outside tap, shed, shingle area and enclosed by fencing.





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## Prideaux-Brune Avenue, Gosport

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Annex with WC
- Ample Parking

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

**£270,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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