



Grove Avenue, Gosport PO12 1JX

welcome to

Grove Avenue, Gosport

This quiet residential location is only a short walk from the town with all its amenities, the marina, and the ferry terminal to historic Portsmouth with its fast train links to London. While areas of the property need up-scaling, it's your chance to stamp it with your own taste, style.

Entrance Hall

Door to front access, stairs to first floor landing, understairs cupboard.

Cloakroom

Window to side elevation, wc.

Lounge

15' 6" into bay x 13' 9" (4.72m into bay x 4.19m)

UPVC double glazed bay window to front elevation, radiator.

Dining Room

13' 3" max x 11' 7" max (4.04m max x 3.53m max)

Space for dining table and chairs, radiator.

Kitchen

13' 8" x 8' 8" (4.17m x 2.64m)

Windows to front rear and side elevation, door to side access, wall and base units, stainless steel sink and drainer unit, cooker to stay, space for fridge/freezer, radiator.

Conservatory

18' 4" x 8' 1" (5.59m x 2.46m)

UPVC and brick construction, French style door to rear garden, plumbing for washing machine.

First Floor Landing

Access to loft space, doors to:





Bedroom 1

16' 8" into bay x 14' (5.08m into bay x 4.27m)

UPVC double glazed bay window to front elevation, in-built wardrobes, radiator.

Bedroom 2

13' x 10' 5" (3.96m x 3.17m)

UPVC double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom 3

13' x 8' 8" (3.96m x 2.64m)

UPVC double glazed window to rear elevation, storage cupboard, radiator.

Bathroom

Obscure UPVC double glazed window to front elevation, wash hand basin, bath with shower attachment, wc, radiator.

Outside

To the front there is a pathway leading to the front door, shrub and flower borders. To the rear the garden is patio laid extending to a laid to lawn section, hardstanding to the rear and vehicular access.

Additional Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Grove Avenue, Gosport

- Substantial three bedroom semi-detached family home
- Located in a desirable location
- Packed with character features & ready for the discerning purchaser to put their own stamp on the property
- Generous size living areas
- Three generous size bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



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

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Property Ref:
GOS112308 - 0010

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