



**Albemarle Avenue, Gosport PO12 4HT**

**welcome to**

## **Albemarle Avenue, Gosport**

\*\* Close to Shops, Schools, Bus and Road Links \*\* IDEAL for a Growing Family \*\* EXTENDED at the Rear \*\* Close to the Shore and Open Spaces \*\* NO ONWARD CHAIN \*\*

### **Entrance Hall**

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

### **Lounge**

14' 7" x 11' 1" ( 4.45m x 3.38m )

UPVC double glazed bay window to front elevation, tv point, feature fire surround, radiator, French style doors to:

### **Dining Room**

10' 10" max x 10' 7" max ( 3.30m max x 3.23m max )

Space for dining table and chairs, radiator, French style doors to:

### **Kitchen**

13' 1" max x 7' 5" max ( 3.99m max x 2.26m max )

UPVC door to rear garden, UPVC double glazed window to side elevation, matching wall and base units, stainless steel sink and drainer unit with mixer tap, space for cooker with cooker-hood above, space for washing machine and dishwasher, tiled splashbacks, radiator.

### **Family Room**

11' 6" max x 8' 7" max ( 3.51m max x 2.62m max )

UPVC double glazed patio doors to rear elevation, sliding door to:

### **Wet Room**

Wall mounted shower, wash hand basin, wc, extractor fan, radiator.

### **First Floor Landing**

Access to loft space, doors to:

### **Bedroom 1**

15' 3" max x 10' 2" max ( 4.65m max x 3.10m max )

UPVC double glazed bay window to front elevation,

radiator.

### **Bedroom 2**

10' 9" max x 10' 5" max ( 3.28m max x 3.17m max )

UPVC double glazed window to rear elevation, radiator.

### **Bedroom 3**

7' 5" x 6' 6" ( 2.26m x 1.98m )

UPVC double glazed window to front elevation, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin in-set into vanity unit, wc, extractor, tiled walls, radiator.

### **Outside**

To the front there is 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 access, rear pedestrian access and enclosed by walls and fencing.







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welcome to

## Albemarle Avenue, Gosport

- Three Bedrooms
- Three Reception Rooms
- Wet Room
- Fitted Kitchen
- Off Road Parking

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

offers in the region of  
**£280,000**



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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Property Ref:  
GOS112751 - 0006

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fox & sons



**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



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