



Avenue Road, Gosport PO12 1JY

welcome to

Avenue Road, Gosport

**** STUNNING Three Bedroom House ** Completely Modernised Throughout ** EN-SUITE to Bedroom 1 ** Open Plan Design **Modern Fitted Kitchen & Bathroom ** Low Maintenance Rear Garden ** Summer House ** MUST SEE!! ****

Entrance Hall

Door to front access.

Lounge/Diner

27' 5" x 12' 2" (8.36m x 3.71m)

UPVC door to rear garden, UPVC double glazed window to front elevation, stairs to first floor landing with glazed panels, two radiators, tv point, space for dining table and chairs.

Kitchen

11' 7" x 6' (3.53m x 1.83m)

UPVC double glazed window to side elevation, matching wall and base units, integrated oven, hob, cooker hood, sink and drainer unit, space for fridge/freezer, door to:

Utility Room

UPVC door to side access, space for washing machine, wall mounted gas boiler, door to:

Bathroom

UPVC double glazed window to rear elevation, bath with shower over, wc, wash hand basin, heated towel rail, tiled surrounds.

First Floor Landing

Doors to:

Master Bedroom

12' 1" x 10' 10" (3.68m x 3.30m)

UPVC double glazed window to front elevation, radiator, door to:

En-Suite

Shower cubicle, low level wc with integrated wash hand basin, tiled walls and flooring.





Bedroom 2

12' 1" x 9' 1" (3.68m x 2.77m)

UPVC double glazed window to rear elevation,
radiator.

Bedroom 3

11' 1" x 6' 3" (3.38m x 1.91m)

UPVC double glazed window to rear elevation,
radiator.

Outside

To the rear the garden is laid to artificial grass with a
patio section, summer house with shed to the side
and enclosed by panel fencing.



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Avenue Road, Gosport

- Offers in excess of £260,000
- Stunning Three Bedroom House
- Completely Modernised Throughout
- En-Suite to Bedroom 1
- Modern Fitted Kitchen & Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£260,000



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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GOS112767 - 0006

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