

Grove Avenue, Gosport,
Hampshire, PO12 1JX

£425,000



Spacious Semi Detached House With
Extended Accommodation

Lounge

Conservatory

Cloakroom To Bedroom 1

PVCu Double Glazing & Gas Central
Heating

Four Bedrooms

Kitchen / Dining Room

Ground Floor Cloakroom & Four Piece
First Floor Bathroom

Block Paved Driveway

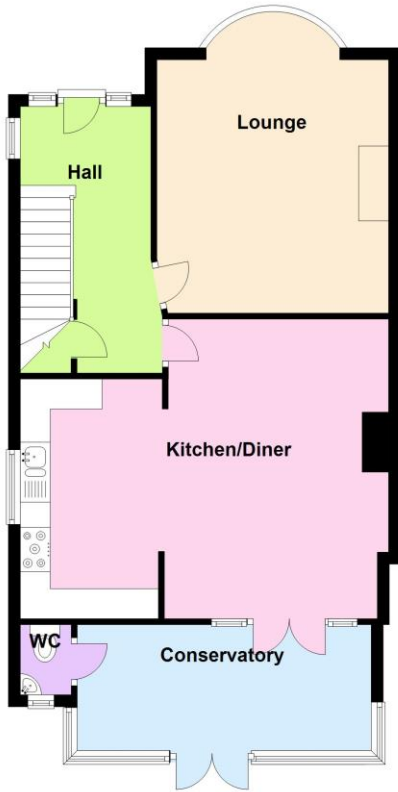
In Our Opinion, A Well Proportioned Home

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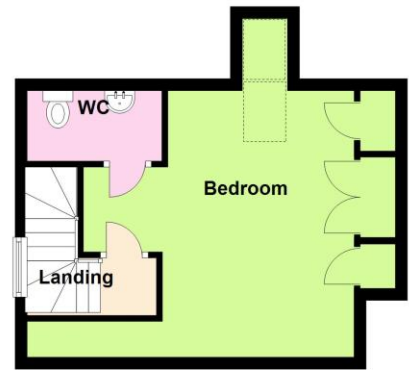
Ground Floor



First Floor



Second Floor



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Entrance Hall	Composite front door with leaded etched glass surrounds, radiator with cover, understairs cupboards, 1 with wall mounted gas central heating boiler, picture rail, laminate flooring, PVCu double glazed side window, stairs to first floor with spindled balustrade.
Lounge	16'1" (4.9m) Into Bay x 12'8" (3.86m) PVCu double glazed bay window, slate hearth with solid fuel burner and oak mantle, picture rail, radiator, coved ceiling.
Open Plan Kitchen /Dining Room	
Dining Area	16'2" (4.93m) x 11'9" (3.58m) Radiator with cover, Karndean flooring, picture rail, tall storage cupboard, breakfast bar, bi-fold double glazed doors to conservatory.
Kitchen Area	13'6" (4.11m) Max x 7'11" (2.41m) 2 1/2 bowl sink, wall and base units with composite worktop of quartz marble style, 2 Neff ovens, 5 ring Neff induction hob, integrated Neff microwave with convection oven, PVCu double glazed window, tiled splashbacks, LED lighting, coved ceiling.
Conservatory	16'2" (4.93m) x 6'8" (2.03m) Ceramic tiled floor, plumbing for washing machine, space for dryer, PVCu double glazed windows and French doors to garden, polycarbonate roof.
Cloakroom	White suite of low level W.C., corner hand basin, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, stairs to 2nd floor.
Bedroom 2	17'0" (5.18m) Into Bay x 11'11" (3.63m) PVCu double glazed window, radiator, newly fitted wall to wall wardrobe with sliding doors creating a variety of rails and shelves, pull out mirror.
Bedroom 3	12'6" (3.81m) x 11'7" (3.53m) PVCu double glazed window, radiator.
Bedroom 4	8'11" (2.72m) x 7'11" (2.41m) PVCu double glazed window, radiator.
Bathroom	8'11" (2.72m) x 7'8" (2.34m) 4 piece white suite of bath with mixer tap and additional shower attachment, separate shower cubicle, low level W.C., vanity hand basin, PVCu double glazed window, tiled walls, airing cupboard, vinyl flooring, heated towel rail.
ON THE 2ND FLOOR	
Landing	PVCu double glazed window.
Bedroom 1	14'6" (4.42m) x 13'2" (4.01m) 2 Velux windows, built in cupboards, eaves storage cupboards, radiator.

W.C. Off

With low level W.C, pedestal hand basin, laminate flooring, extractor fan.

OUTSIDE

Front Garden

Block paved driveway with parking for several cars, timber gate to further sideway leading to:

Garage

With cantilever door, personal door to side, PVCu double window.

Rear Garden

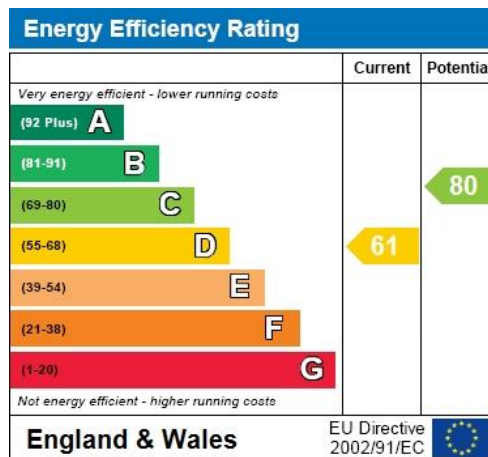
With artificial grass, paved path and patio, flower and shrub borders, decking area with pergola.

Tenure

Freehold.

Council Tax

Band D.



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

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