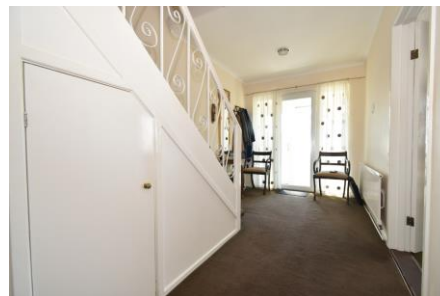


Cavanna Close, Gosport,  
Hampshire, PO13 0PE

£385,000



Linked Detached House  
26`5 Long Lounge / Dining Room  
Ground Floor Cloakroom  
Driveway & Garage  
PVCu Double Glazing & Gas Central Heating

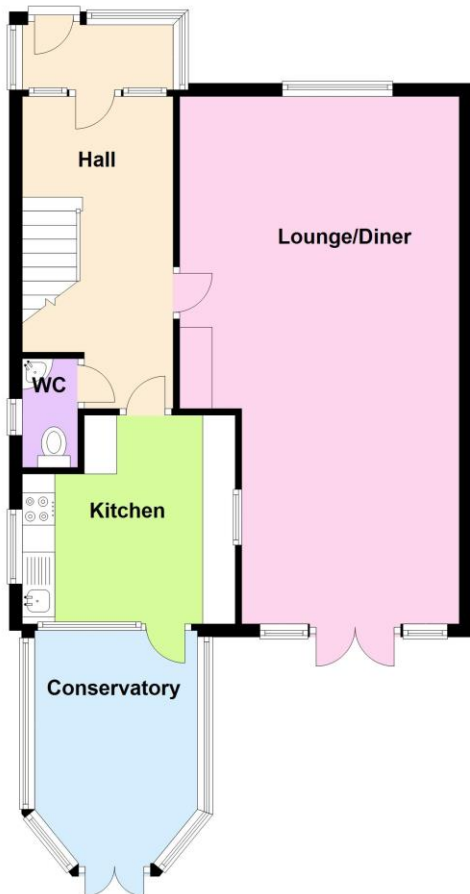
Three Good Size Bedrooms  
Double Glazed Conservatory  
First Floor Four Piece Bathroom  
Cul-De-Sac Location  
No Forward Chain

**023 9258 5588**

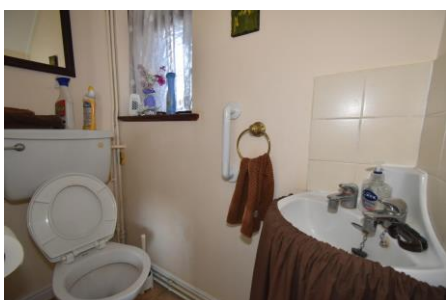
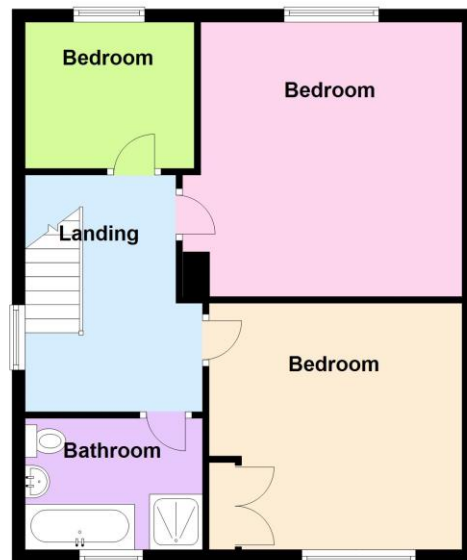
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**Ground Floor**



**First Floor**

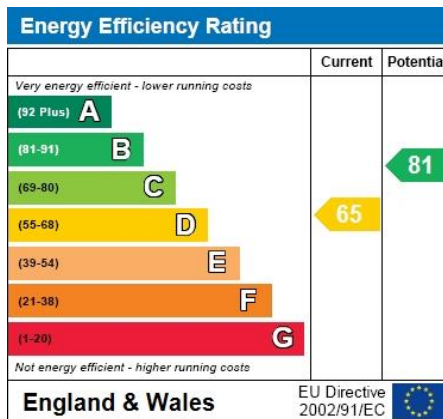


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed window and composite door, PVCu double glazed door to:
Entrance Hall	Radiator, stairs to first floor, understairs cupboard.
Cloakroom	With W.C., hand basin, tiled splashbacks, hardwood double glazed window.
Lounge / Dining Room	26'5" (8.05m) x 14'2" (4.32m) narrowing to 10'11", PVCu double glazed windows and French doors to garden, 3 radiators, coved ceiling, fireplace with marble style inset and hearth and living flame gas fire.
Kitchen	10'0" (3.05m) x 10'8" (3.25m) Single bowl sink unit, wall and base cupboards with worksurface over, built in double oven and 4 ring gas hob, plumbing for washing machine, integrated fridge, tiled splashbacks, tiled floor, PVCu double glazed windows, door to conservatory, wall mounted gas central heating boiler.
Conservatory	11'11" (3.63m) x 8'8" (2.64m) PVCu double glazed windows and French doors to garden, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator.
Bedroom 1	13'9" (4.19m) x 13'2" (4.01m) Plus Recess PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'6" (3.81m) x 12'11" (3.94m) PVCu double glazed window, radiator, coved ceiling, airing cupboard.
Bedroom 3	8'8" (2.64m) x 7'4" (2.24m) PVCu double glazed window, radiator.
Bathroom	4 piece white suite of panelled bath with mixer tap, vanity hand basin, low level W.C. with concealed cistern, separate shower cubicle, chrome heated towel rail, PVCu double glazed window, coved ceiling, access to loft space.
OUTSIDE	
Front Garden	With lawn and borders, concreted driveway,
Attached Garage	22'4" (6.81m) x 8'0" (2.44m) Cantilever door, personal door to garden, light and power.
Rear Garden	Patio areas, lawn, flower and shrub borders, timber gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate available upon request

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. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.