

Prideaux Brune Avenue,
Bridgemary, Gosport, Hampshire, PO13 0TZ

£280,000



End Of Terraced House

Four Bedrooms

Conservatory

Side Lean-To & Utility Area

Garage In Block Nearby

Extended Accommodation

Two Reception Rooms

Ground Floor Cloakroom & First Floor
Bathroom

Off Road Parking

PVCu Double Glazing & Gas Central
Heating

023 9258 5588

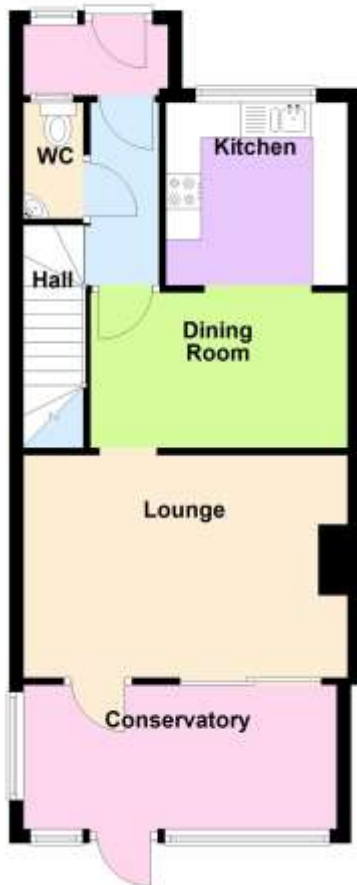
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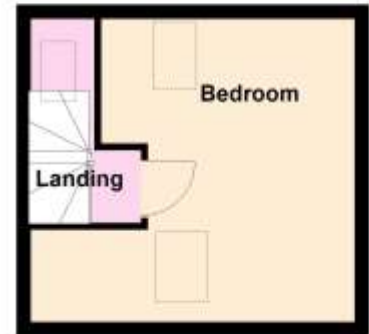
Ground Floor



First Floor



Second Floor



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Entrance Porch	PVCu double glazed front door and window, gas central heating boiler (installed December 2023), PVCu double glazed door to:
Entrance Hall	Radiator, dado rail, laminate flooring, coved ceiling, stairs to first floor.
Cloakroom	With W.C., corner hand basin, tiled splashbacks, vinyl flooring.
Dining Area	11'11" (3.63m) x 7'2" (2.18m) Understairs cupboard, laminate flooring, radiator, Georgian style glazed door to hallway, archway to:
Kitchen	8'5" (2.57m) x 8'5" (2.57m) Single drainer sink unit, grey fronted wall and base units with worksurface over, larder cupboard, space for fridge/freezer, built in oven and 4 ring gas hob with extractor canopy over, PVCu double glazed window, laminate flooring, integrated dishwasher.
Lounge	15'0" (4.57m) x 10'4" (3.15m) PVCu double glazed door, sliding patio door, radiator.
Conservatory	14'1" (4.29m) x 6'8" (2.03m) PVCu double glazed window and door, polycarbonate roof, radiator, laminate flooring.
ON THE 1ST FLOOR	
Landing	Airing cupboard, coved ceiling, stairs to 2nd floor, dado rail.
Bedroom 2	13'5" (4.09m) x 8'3" (2.51m) PVCu double glazed window, radiator, built in wardrobe with mirror fronted sliding doors.
Bedroom 3	10'10" (3.3m) x 8'8" (2.64m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 4	10'5" (3.18m) x 6'4" (1.93m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	Panelled bath with mixer tap and separate electric shower over, hand basin, low level W.C., tiled splashbacks, PVCu double glazed window, chrome heated towel rail, vinyl flooring, extractor fan.
ON THE 2ND FLOOR	
Bedroom 1	14'1" (4.29m) x 11'9" (3.58m) 2 Velux windows, radiator, access to eaves.
OUTSIDE	
Front Garden	Block paved hardstanding for 2 cars, timber gate to:
Side Lean-To	11'4" (3.45m) x 5'5" (1.65m) Glazed door to:

Utility Area

13'7" (4.14m) x 5'4" (1.63m) Plumbing for washing machine, stainless steel sink unit, base and wall units with worksurface, glazed door to rear garden.

Rear Garden

Paving and decking area, artificial grass, timber gate to rear.

Garage

Located in block nearby.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

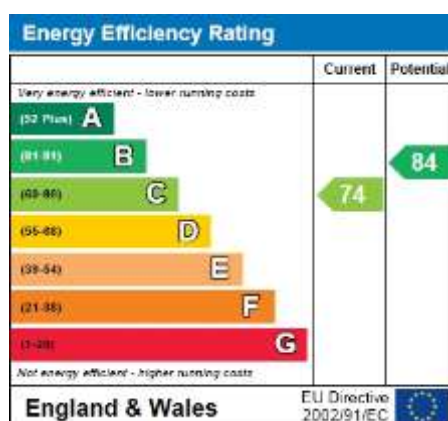
Freehold.

Council Tax

Band B.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.

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.