

**\*A deceptively spacious three-bedroom SEMI-DETACHED family home, positioned on a corner plot briefly comprising kitchen/diner, separate lounge, enclosed rear garden, garage, no onward chain \***

**The Accommodation Comprises:**

**Entrance Hall**  
Glazed window to front elevation, stairs to First Floor, under-stairs storage cupboard, wall-mounted gas heater.

**Lounge 12' 6" x 13' 0" (3.81m x 3.96m)**  
UPVC double glazed bay window to front elevation, gas fireplace, door to:

**Kitchen/Diner 9' 3" x 19' 5" (2.82m x 5.91m)**  
UPVC double glazed sliding door and window to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink unit, wall-mounted boiler, wall-mounted gas heater, space for table and chairs, door to:

**Conservatory 15' 11" x 9' 8" (4.85m x 2.94m)**  
UPVC double glazed double opening doors to rear garden, UPVC double glazed windows to rear and side elevation, space and plumbing for washing machine.

**First Floor Landing**  
UPVC double glazed window to side elevation, access to loft space, storage cupboard.

**Bedroom One 10' 11" x 13' 0" (3.32m x 3.96m) max**  
UPVC double glazed window to front elevation, built-in wardrobe.

**Bedroom Two 8' 8" x 10' 11" (2.64m x 3.32m)**  
UPVC double glazed window to rear elevation, built-in wardrobe.

**Bedroom Three 7' 10" x 8' 11" (2.39m x 2.72m)**  
UPVC double glazed window to front elevation.

**Bathroom**  
Obscured UPVC double glazed window to rear elevation, pedestal wash hand basin, panelled bath with shower over.

**Separate WC**  
Obscured UPVC double glazed window to side elevation, low level close coupled WC.

**Outside**  
To the front of the property is a garden enclosed by hedging, mainly laid to lawn with path way to front door.

The rear garden is a delightful feature of the home, enclosed by brick wall and hedging, mainly laid to lawn with patio areas, gate providing side pedestrian access, double opening doors to:

**Garage**  
With parking in front, up and over door from road, double opening doors and courtesy side door to garden.

**General Information**  
Construction: Traditional  
Water Supply: Mains  
Electric Supply: Mains Gas Supply: Mains  
Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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\*DRAFT DETAILS\*

Offers in the Region of £275,000  
Turner Avenue, Gosport, PO13 0BS

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