

***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
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		



Fenwicks
THE INDEPENDENT ESTATE AGENT



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DRAFT DETAILS

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

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