

## £245,000

### Selsey Avenue, Gosport, PO12 4DJ

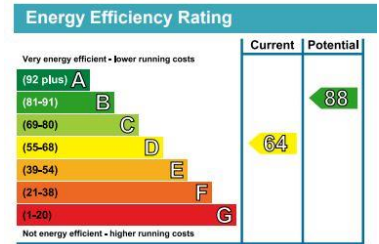
**DRAFT DETAILS :** We are awaiting verification from the Vendor that these details are correct



- Four Bedrooms
- Mid Terrace House
- Entrance Hall
- Lounge
- Kitchen
- Dining Room
- En-Suite To Master Bedroom
- Enclosed Rear Garden
- Off Road Parking
- Energy Efficiency Rating:- D(64)

Property Reference : G1306

Council Tax Band: C



Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor

First Floor



Second Floor

## The accommodation comprises of:-

Front door with glazed panels to:

### Entrance Hall:-

Radiator, dado rail, stairs to first floor, under stairs storage cupboard.

### Lounge:-

10' 9" x 10' 3" (3.27m x 3.12m) plus bay

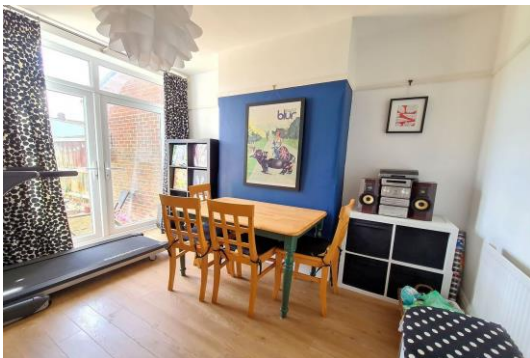
UPVC double glazed bay window to front elevation, feature fireplace with decorative surround, storage and shelving to alcoves, radiator.



### Dining Room:-

11' 5" x 9' 9" (3.48m x 2.97m)

UPVC double glazed double opening doors to rear garden, dado rail, radiator.



### Kitchen:-

14' 6" x 5' 10" (4.42m x 1.78m)

UPVC double glazed window and door to rear, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, integrated electric oven, gas hob, one half bowl single drainer sink unit with mixer tap, recess and plumbing for washing machine, space for fridge/freezer, inset storage cupboard.



### First Floor Landing:-

UPVC double glazed window to front elevation, radiator, stairs to second floor.





## **Bedroom Two:-**

10' 9" x 9' 10" (3.27m x 2.99m) plus bay

UPVC double glazed bay window to front elevation, strip wood flooring, radiator.



## **Family Bathroom:-**

5' 9" x 5' 5" (1.75m x 1.65m)

Obscured UPVC double glazed window to rear elevation, close coupled W.C, bath with mixer tap and shower attachment, tiling to wall.



## **Bedroom Three:-**

11' 5" x 10' 3" (3.48m x 3.12m)

UPVC double glazed window to rear elevation, strip wood flooring, radiator.



## **Second Floor Landing:-**

## **Bedroom One:-**

12' 11" x 8' 9" (3.93m x 2.66m)

UPVC double glazed window to rear elevation, radiator.



## En-Suite:-

8' 3" x 2' 11" (2.51m x 0.89m)

Obscured UPVC double glazed window to rear elevation, close coupled W.C, pedestal wash basin, shower cubicle with main shower.



## Outside:-

The rear garden is enclosed by fencing, laid to artificial grass, gravelled edging and pathway, garage to rear.



## Bedroom Four:-

9' 11" x 8' 6" (3.02m x 2.59m) into wardrobes

UPVC double glazed window to front elevation, radiator, built-in wardrobes.



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