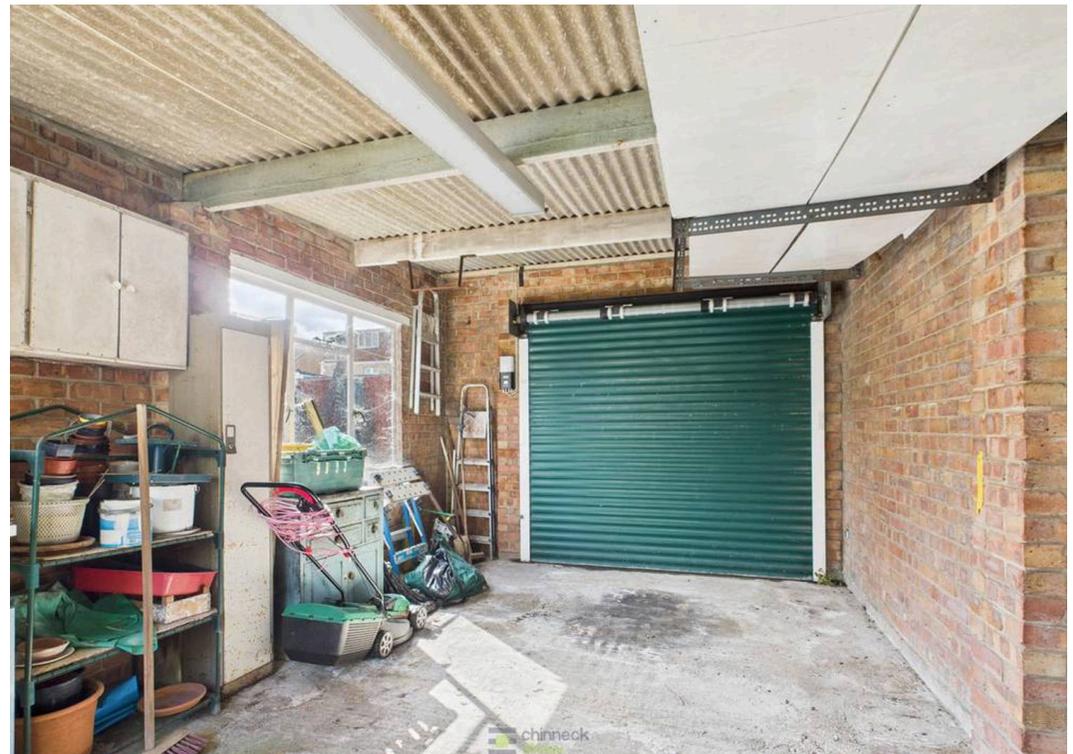




20 Gatcombe Avenue, Portsmouth

Offers in Region of £270,000

 chinneckshaw



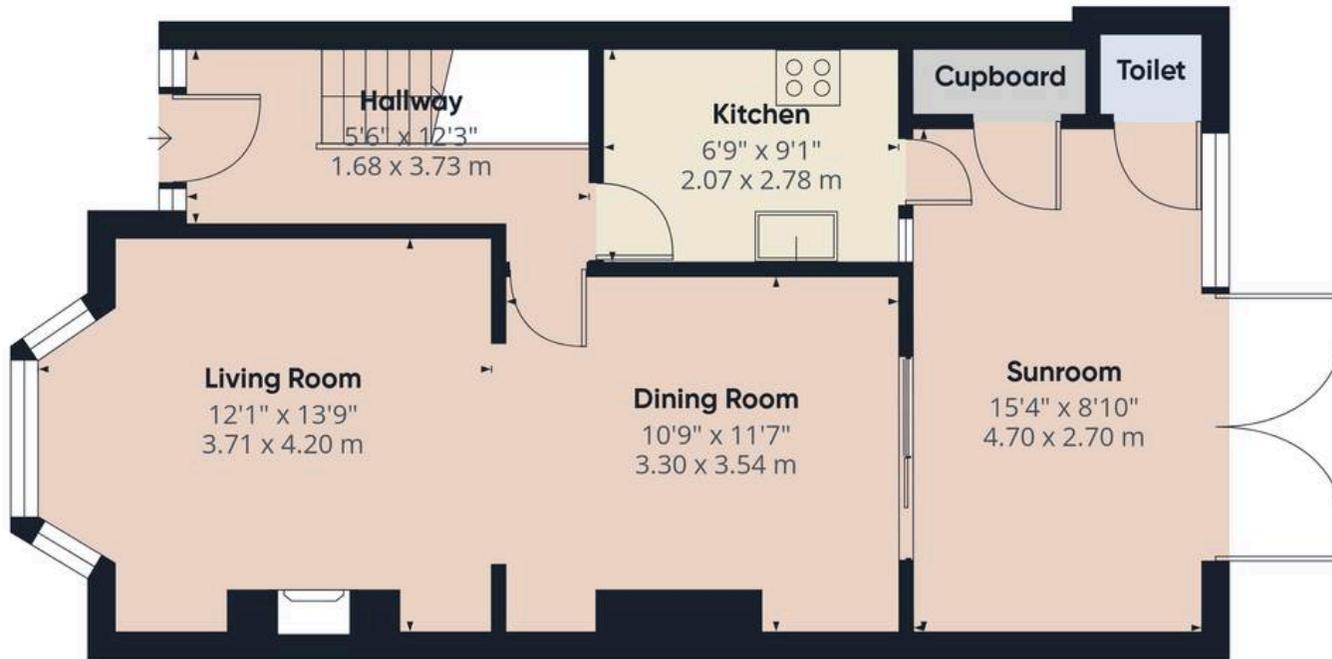
## 20 Gatcombe Avenue

Portsmouth

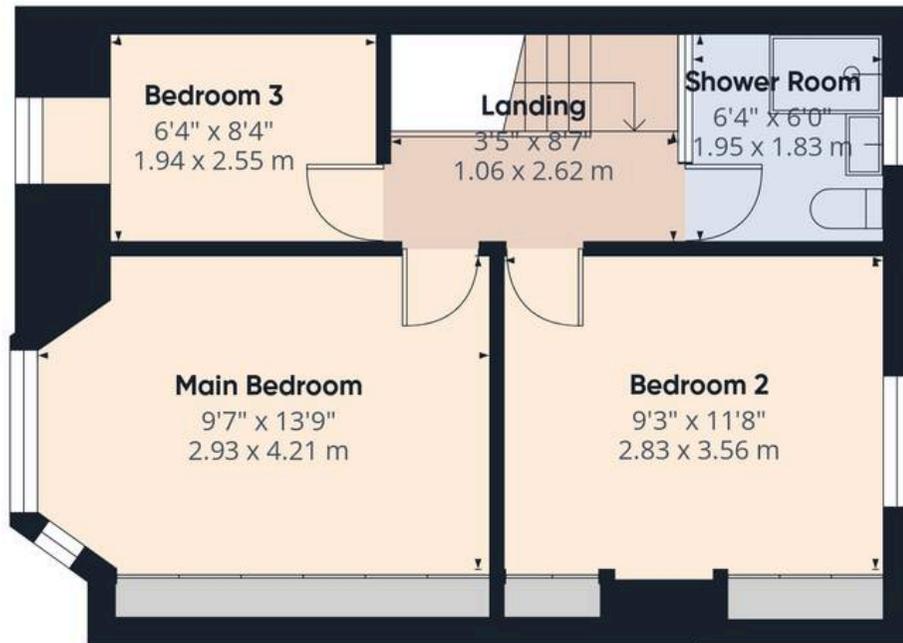
This attractive three-bedroom home features neutral décor throughout and is set in a sought-after residential area close to parks, local amenities, and transport links. The welcoming hall leads into a bright, open plan living/dining room with charming feature fireplaces in both spaces. The living room is complemented by a bay window, while the dining area opens through patio doors to a sunroom. The modern fitted kitchen has ample storage and space for appliances, leading conveniently into the sunroom with a handy downstairs cloakroom. Upstairs, there is a contemporary shower room, a main double bedroom with a bay window and built-in storage, a second double with integrated wardrobes, and a third bedroom perfect for a child or home office. The enclosed rear garden offers mature borders, a lawn, a patio area, and a garage –creating an inviting outdoor space for alfresco meals and socialising. With its generous living spaces and flexible layout, the home is ideal for modern family living.

**Material Information** • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk

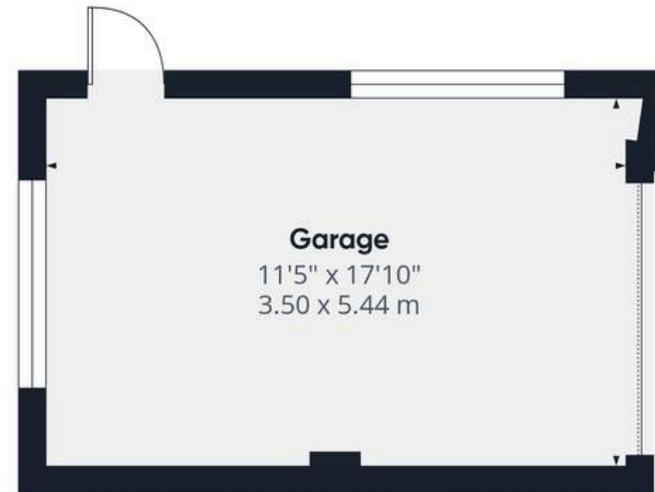




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

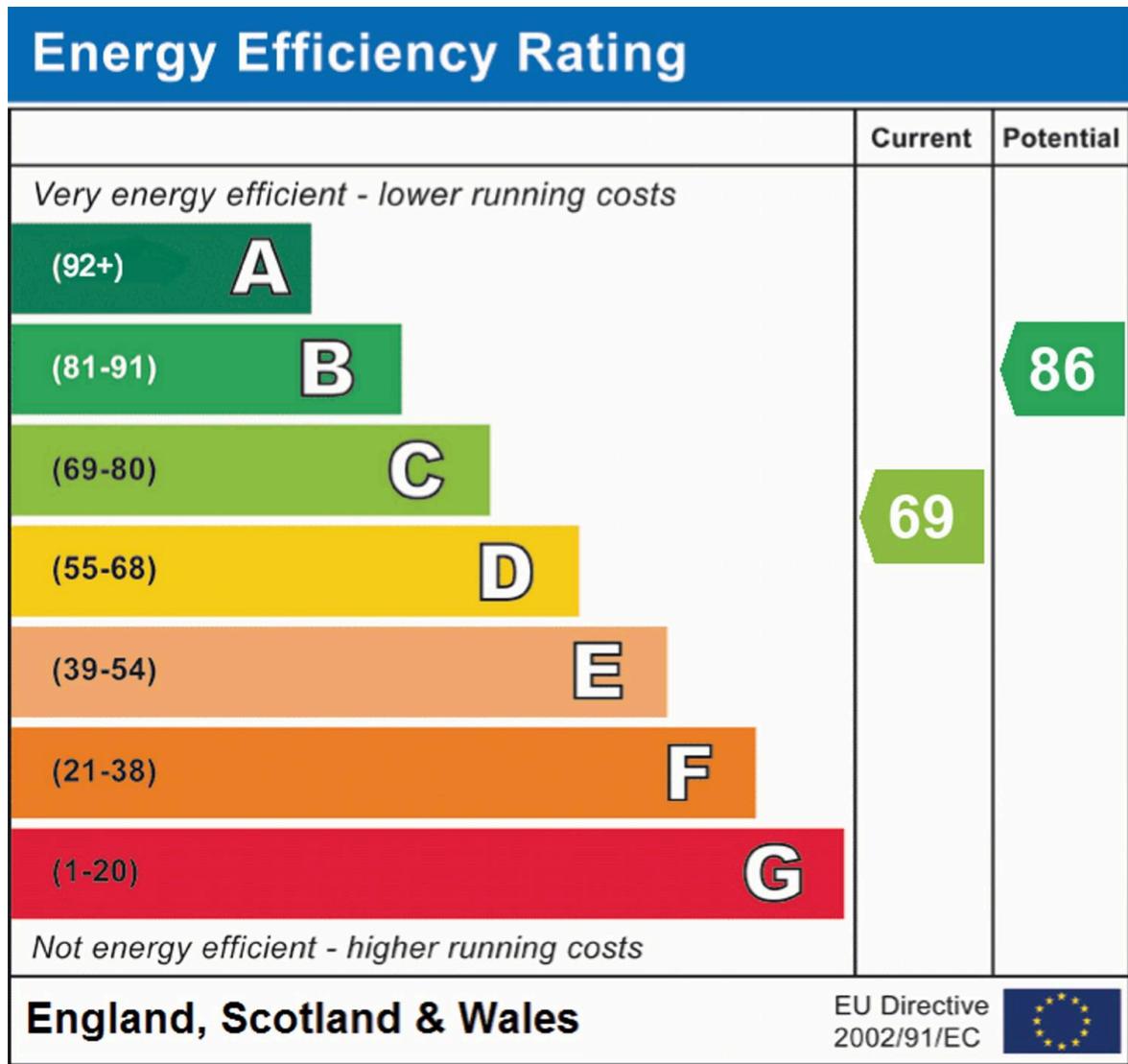
1153 ft<sup>2</sup>

106.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Chinneck Shaw

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