

Situated in the sought-after Jellicoe Avenue is this spacious four Bedroom family home with separate Lounge/Diner, Kitchen/Breakfast Room, large Conservatory, well-maintained Garden, Garage and off-road parking. Offered with no Onward Chain.

The Accommodation Comprises:

Glazed front door with side window panel into:

Entrance Hall

Stairs to First Floor, radiator, under-stairs storage cupboard housing boiler.

Cloakroom

Circular window to front elevation and window to side elevation, low level WC, pedestal wash hand basin.

Lounge/Diner 22' 0" x 10' 11" (6.70m x 3.32m)

Double glazed window to front elevation, coved ceiling, two radiators, feature fireplace, serving hatch to Kitchen, bi-folding doors into:

Conservatory 13' 1" x 14' 3" (3.98m x 4.34m)

UPVC double glazed windows and UPVC double glazed double opening doors to rear garden, polycarbonate roof, tiled flooring, radiator.

Kitchen 7' 4" x 11' 10" (2.23m x 3.60m)

Fitted with a range of base cupboards and matching eye level units, work surface over, two and a half bowl stainless steel sink unit with mixer tap, gas hob with extractor hood over, serving hatch, integrated fridge/freezer, double electric oven, breakfast bar, double glazed window to rear elevation and UPVC double glazed door to side elevation.

First Floor

Double glazed window to side elevation, access to loft space.

Bedroom One 11' 1" x 11' 0" (3.38m x 3.35m)

Coved ceiling, double glazed window to front elevation, radiator.

Bedroom Two 10' 8" x 9' 7" (3.25m x 2.92m) to wardrobes and door recess

Double glazed window to rear elevation, radiator, built-in wardrobes with mirror-fronted sliding doors.

Bedroom Three 7' 1" x 11' 6" (2.16m x 3.50m)

Double glazed window to front elevation, radiator, wash hand basin in vanity unit with drawers.

Bedroom Four 7' 5" x 8' 4" (2.26m x 2.54m)

Double glazed window to rear elevation, built-in wardrobe, radiator.

Bathroom

Obscured double glazed window to rear elevation, close coupled WC, pedestal wash hand basin with mixer tap, bath with mixer tap and mains shower over, mirror to wall, light and shaver socket.

Outside

To the front of the property is a paved path and driveway for off-roading parking, lawned area with mature shrubs, double gates leading to the garage which has a courtesy door into the rear garden and UPVC double glazed windows.

The rear garden is enclosed by wood panel fencing, primarily laid to lawn with patio areas, shrubs and bushes to borders, storage shed.

General Information

- Construction: Traditional
- Water Supply: Portsmouth Water
- Sewerage: Mains
- Electric Supply: Mains
- Gas Supply: Mains
- Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
- Flood risk: www.gov.uk/check-long-term-flood-risk
- Tenure: Freehold
- Council Tax Band: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£515,000

Jellicoe Avenue, Alverstoke, Gosport, PO12 2PF

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT