



**Worthing Avenue, Gosport, PO12 4DB**

**welcome to**

## **Worthing Avenue, Gosport**

**\*\* Three Bedrooms \*\* Off Road Parking to the Front for Multiple Vehicles \*\* Fitted Kitchen \*\* Great Location \*\* Close to Shops and Schools \*\***

### **Entrance Hall**

UPVC door to front access, stairs to first floor landing, understairs cupboard, radiator.

### **Lounge/Diner**

24' 2" x 9' 9" ( 7.37m x 2.97m )

UPVC double glazed bay window to front elevation, two radiators, windows and door to conservatory.

### **Kitchen**

15' 1" x 8' 1" ( 4.60m x 2.46m )

UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl sink and drainer unit, integrated oven, hob, cooker-hood, integrated washing machine and dishwasher, tiled surrounds, radiator, door to:

### **Conservatory**

10' 2" x 8' ( 3.10m x 2.44m )

UPVC double glazed door to rear garden, UPVC double glazed window to rear elevation, space for fridge/freezer.

### **First Floor Landing**

Access to loft space, doors to:

#### **Bedroom 1**

12' 8" x 9' 7" ( 3.86m x 2.92m )

UPVC double glazed window to front elevation, radiator.

#### **Bedroom 2**

11' 7" x 10' 3" ( 3.53m x 3.12m )

UPVC double glazed window to rear elevation, cupboard housing gas boiler, radiator.

#### **Bedroom 3**

6' 8" x 5' 9" ( 2.03m x 1.75m )

UPVC double glazed window to front elevation, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath with shower over, wash hand basin, wc, heated towel rail, tiled walls.

### **Outside**

To the front there is a driveway providing off road parking for multiple cars. To the rear the garden is laid to patio with a laid to lawn section, rear pedestrian access, outside tap and enclosed by fencing.

### **Garage**

Up and over door, side door to garden.





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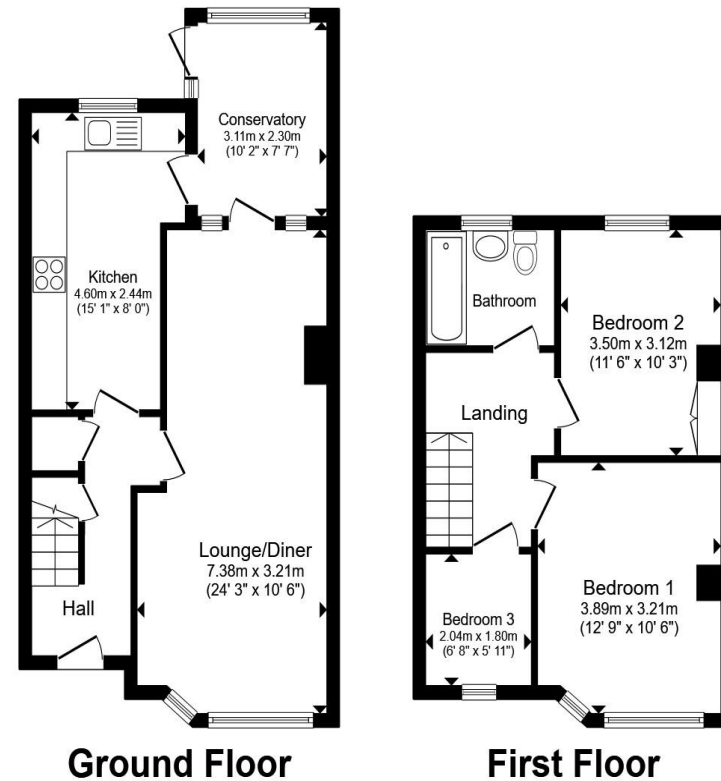
## Worthing Avenue, Gosport

- Three Bedrooms
- Fitted Kitchen
- Garage and Off Road Parking
- Conservatory
- Open Plan Lounge/Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£270,000**



Total floor area 84.3 m<sup>2</sup> (907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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