

Avenue Road, Gosport,
Hampshire, PO12 1JY

£245,000



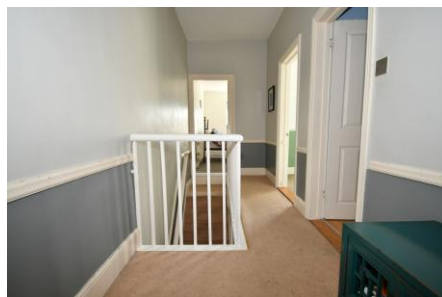
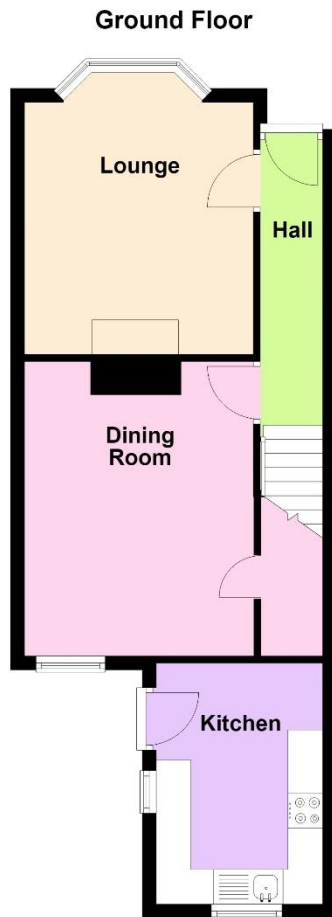
Middle Terraced House
Two Reception Rooms
First Floor Bathroom With White Suite
PVCu Double Glazing
No Forward Chain

Three Bedrooms
Kitchen With Window Overlooking Garden
Gas Central Heating
Conveniently Located For Stoke Road & Its Facilities

023 9258 5588

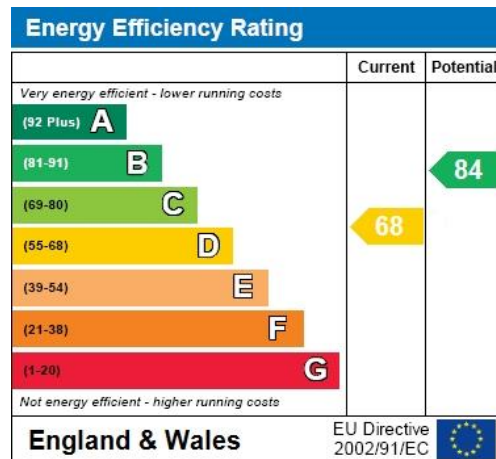
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Entrance Hall	PVCu double glazed front door, laminate flooring, dado rail, coved ceiling, radiator, stairs to first floor, ornamental arch.
Lounge	14'4" (4.37m) Into Bay x 10'9" (3.28m) PVCu double glazed bay window, radiator, picture rail, marble fire surround with cast iron inset on tiled hearth.
Dining Room	14'0" (4.27m) x 11'1" (3.38m) PVCu double glazed window, fire surround for feature, storage cupboard, picture rail, coved ceiling.
Kitchen	11'4" (3.45m) x 7'7" (2.31m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher, PVCu double glazed window and door to sideways, wall mounted gas central heating boiler, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space, spindled balustrade.
Bedroom 1	14'2" (4.32m) x 11'10" (3.61m) PVCu double glazed window, radiator, built in cupboard, fire surround with cast iron inset, picture rail.
Bedroom 2	11'4" (3.45m) Max x 7'11" (2.41m) PVCu double glazed window, radiator, coved ceiling, storage cupboard.
Bedroom 3	8'4" (2.54m) x 6'10" (2.08m) PVCu double glazed window, dado rail, picture rail, radiator.
Bathroom	8'4" (2.54m) x 5'6" (1.68m) White suite of panelled bath with mixer tap and separate shower over, shower screen, pedestal hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, light well, coved ceiling.
OUTSIDE	
Front Forecourt	With wall and gate, paving.
Rear Garden	Of sunny aspect with paved patio, tiled path, lawn and borders, rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.