



Beauchamp Avenue, GOSPORT PO13 0LQ

welcome to

Beauchamp Avenue, GOSPORT

**** Close to Shops and Schools ** Ideal for Bus and Road Links ** Ample Space ** Three Reception Rooms ** Viewing is a Must! ****

Entrance Porch

UPVC door to front access, inner door to:

Entrance Hall

Stairs to first floor landing, understairs storage cupboard, radiator.

Lounge

14' 8" max x 12' 6" max (4.47m max x 3.81m max)
UPVC double glazed bay window to front elevation, tv point, feature fire surround, radiator.

Kitchen/Diner

18' 10" max x 10' 1" max (5.74m max x 3.07m max)
Two UPVC double glazed windows to rear elevation, matching wall and base units, ceramic sink and drainer unit with mixer tap, integrated oven, hob, microwave, fridge and freezer, cooker-hood, large (in our opinion) walk-in larder, tiled splashbacks, radiator.

Utility Room

8' 3" x 7' 5" (2.51m x 2.26m)
UPVC door to rear garden, UPVC double glazed window to rear elevation, wash hand basin, radiator, access to reception room (currently used as an office) and cloakroom.

Cloakroom

Wc.

Reception Room/Office

13' 2" max x 7' 10" max (4.01m max x 2.39m max)
Door to side garden, UPVC double glazed window to front elevation, radiator.

First Floor Landing

Access to loft space, UPVC double glazed window to side elevation, doors to:

Bedroom 1

13' 2" max x 10' 3" max (4.01m max x 3.12m max)
UPVC double glazed bay window to front elevation, in-built storage cupboard, radiator.





Bedroom 2

12' 2" x 11' 2" (3.71m x 3.40m)

UPVC double glazed window to rear elevation, in-built storage cupboard, radiator.

Bedroom 3

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

Bathroom

Two UPVC double glazed windows to side elevation, free standing bath, walk-in shower cubicle, wash hand basin, wc, tiled walls and flooring, heated towel rail.



Outside

To the front there is a courtyard style garden laid to block paving, side pedestrian access to side garden and enclosed by half fencing. To the side the garden has a shed, summer house and enclosed by fencing.

Parking

There is a dropped kerb so potential for off road parking.



view this property online fox-and-sons.co.uk/Property/GOS112940



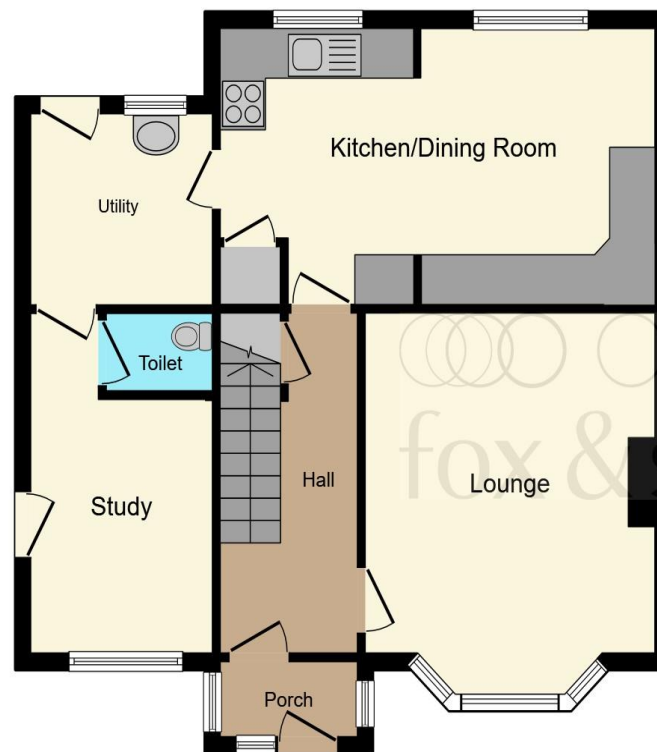
welcome to

Beauchamp Avenue, GOSPORT

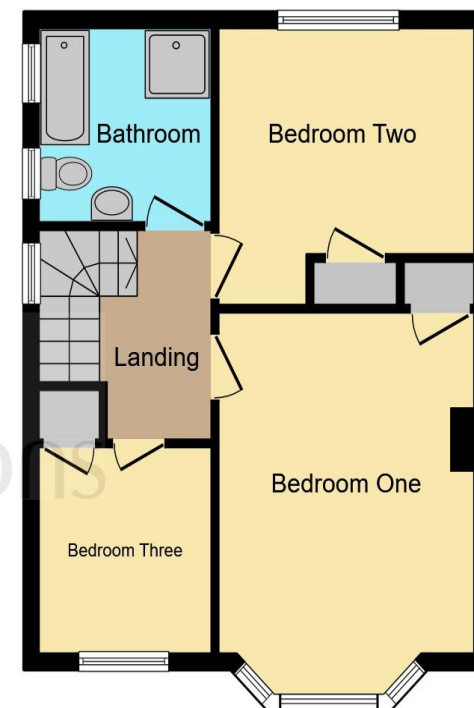
- Three Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen/Diner
- Side and Rear Garden
- Downstairs WC

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£300,000



Ground Floor



First Floor

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.focalagent.com

view this property online fox-and-sons.co.uk/Property/GOS112940



Property Ref:
GOS112940 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12
1BX



fox-and-sons.co.uk