

A spacious and well-kept modern family home benefitting from no onward chain. The property briefly comprises three double Bedrooms with En-suite to Master, Study, spacious Lounge/Diner, downstairs Cloakroom, Family Bathroom, private enclosed rear garden, and a driveway providing ample off-road parking.

**\* A must-view to truly appreciate \***

**The Accommodation Comprises:**  
UPVC double glazed door into:

**Entrance Hall**

Flat and covered ceiling, thermostat control to wall, radiator, stairs to First Floor landing, under-stairs storage cupboard.

**Study 6' 0" x 6' 11" (1.83m x 2.11m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, alarm panel to wall, radiator.

**Cloakroom**

Flat and covered ceiling, obscured UPVC double glazed window to side elevation, low level WC, wash hand basin with mixer tap, extractor fan, radiator.

**Lounge/Diner 14' 7" x 22' 9" (4.44m x 6.93m)**

Flat and covered ceiling, UPVC double glazed window to side and rear elevations, UPVC double glazed sliding doors to rear elevation, two radiators, space for table and chairs.

**Kitchen/Breakfast Room 11' 8" x 10' 7" (3.55m x 3.22m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, obscured UPVC double glazed door to side elevation, fitted with a range of base cupboards and matching eye level units with under-counter spotlights, integrated washing machine, tumble dryer, slimline dishwasher, fridge/freezer, oven and grill, gas hob with extractor hood over, lino flooring, cupboard housing combination boiler.

**First Floor Landing**

Flat and covered ceiling, obscured UPVC double glazed window, access to loft via hatch, cupboard housing water tank and shelving.

**Bedroom One 9' 10" x 17' 4" (2.99m x 5.28m) max**

Flat and covered ceiling, two UPVC double glazed windows to rear elevation, dressing area with fitted wardrobes, radiator, door into:

**En-Suite**

Flat and covered ceiling, obscured UPVC double glazed window to rear elevation, shower cubicle with shower above, chrome ladder-style radiator to wall, wash hand basin with mixer taps, low level WC.

**Bedroom Two 8' 11" x 12' 5" (2.72m x 3.78m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**Bedroom Three 8' 4" x 9' 11" (2.54m x 3.02m)**

Flat and covered ceiling, UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**Family Bathroom**

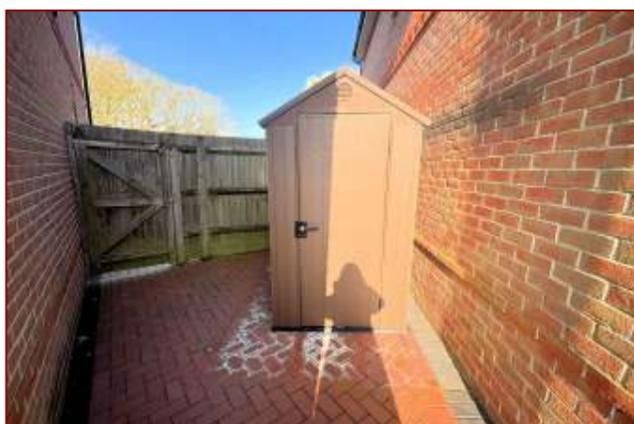
Flat and covered ceiling, obscured UPVC double glazed window to side elevation, bath with shower above, wash hand basin with mixer tap, low level WC, chrome ladder-style radiator to wall.

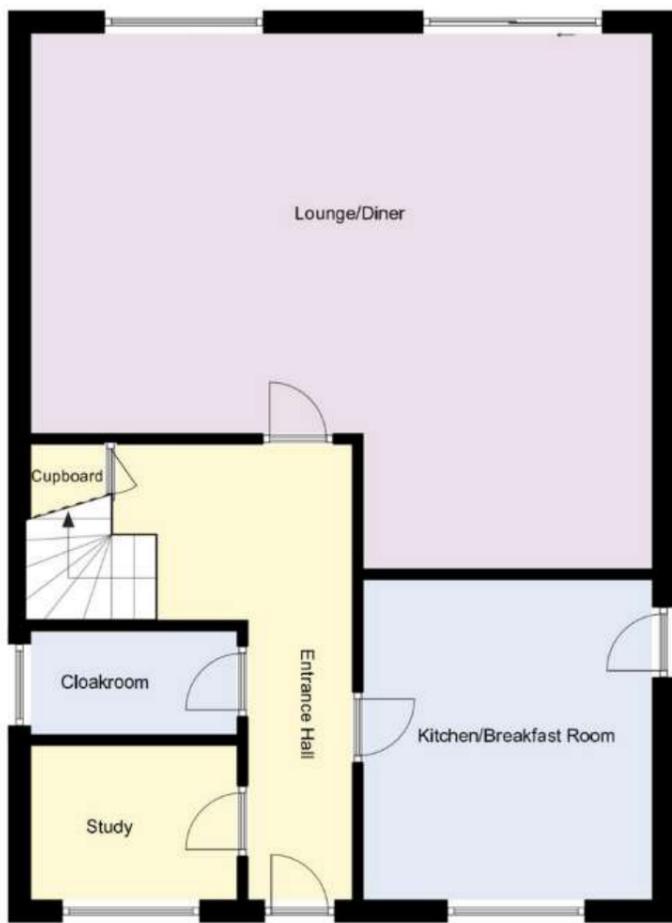
**Outside**

At the front of the property is a block paved driveway providing ample off-road parking. The low maintenance rear garden is a delightful feature of the property with access to both sides via pedestrian gates, enclosed by panelled fencing, block paved patio, mainly slate gravelled with path and mature shrubs.

**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](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: D





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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.

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£425,000

Rowallan Avenue, Gosport, PO13 9RE

\*DRAFT DETAILS\*

**Fenwicks**

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