

GUIDE PRICE

£550,000 - £575,000

6 Orion Avenue

Gosport, PO12 4GL

We are pleased to present to the market for sale this superbly presented, five bedroom detached family home, situated within a peaceful road close to the waterfront in the sought after area of Priddy's Hard. The spacious property comprises five good size bedrooms, three with ensuites, four piece family bathroom, additional ground floor w.c, kitchen and separate utility room, long living room, conservatory/sun room, and garage with electric door. The mature rear garden, with patio, pergola and lawned sections, is a must see also - so please contact our Gosport branch to arrange your internal viewing appointment now.

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ENTRANCE HALL

W.C

KITCHEN 11' 1" x 14' 11" (3.39m x 4.55m)

UTILITY ROOM 4' 7" x 7' 3" (1.40m x 2.21m)

LOUNGE 10' 7" x 26' 7" (3.25m x 8.12m)

CONSERVATORY 12' 6" x 14' 3" (3.83m x 4.35m)

GARAGE 9' 10" x 23' 11" (3.02m x 7.30m)

STAIRS & LANDING

BEDROOM 5 11' 0" x 8' 2" (3.37m x 2.51m)

BEDROOM 4 10' 7" x 8' 2" (3.23m x 2.51m)

ENSUITE

BATHROOM

BEDROOM 3 10' 4" x 16' 0" (3.16m x 4.90m)

ENSUITE

TOP FLOOR LANDING

BEDROOM 2 8' 1" x 20' 0" (2.48m x 6.10m)

MASTER BEDROOM 10' 5" x 16' 6" (3.19m x 5.05m)

ENSUITE

ENCLOSED REAR GARDEN

AGENTS NOTES - Freehold

- EPC Rating C

- Council Tax Band F





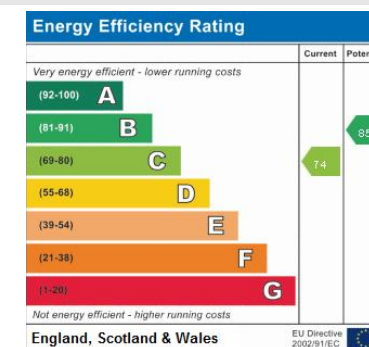
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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