

Fenwicks are pleased to offer for sale this three-bedroom end of terrace property, benefiting from a driveway providing parking for two vehicles to the front. The property benefits from having been electrically rewired and having a replacement gas central heating boiler installed in recent years.

The Accommodation Comprises:-

Entrance Hall:-

Stairs to first floor, wood effect laminate flooring, under stairs storage cupboard housing the central heating boiler, installed approximately 2022 and serviced annually, with the remainder of the 10-year warranty.

Lounge/Dining Room:- 26' 9" x 10' 7" (8.15m x 3.22m)

Double glazed bay window to front elevation, double glazed doors leading to the rear garden, radiator.

Kitchen:- 13' 1" x 7' 4" (3.98m x 2.23m) narrowing to 5' 10"

Double glazed window, fitted with a range of wall and base units with worktop surfaces and splashbacks, recess for oven, one and a half bowl stainless steel sink unit, plumbing for washing machine, wood effect laminate flooring, access to:

Conservatory:- 8' 5" x 4' 3" (2.56m x 1.29m)

Polycarbonate roof covering, double glazed door to rear garden, double glazed windows to side and rear elevations, built-in storage cupboard with worktop over.

First Floor Landing:-

Access to loft space.

Bedroom One:- 14' 5" into bay x 8' 5" (4.39m x 2.56m) plus built-in wardrobes

Double glazed bay window to front elevation, two built-in wardrobes, radiator.

Bedroom Two:- 11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to rear elevation, radiator.

Bedroom Three:- 7' 6" x 6' 2" (2.28m x 1.88m)

Double glazed window.

Shower Room:- 6' 1" x 5' 8" (1.85m x 1.73m)

Double glazed window to rear elevation, W.C, wash hand basin in vanity unit, shower cubicle with electric shower over, radiator, part tiled walls, laminate flooring.

Outside:-

To the front, the property benefits from a double driveway providing parking for two vehicles, laid to shingle screed. The rear garden is of a sunny aspect and comprises a patio area, lawned area, side gate, there is an aluminium shed together with an additional large storage shed to the rear, accessible from the rear vehicular service road.

General Information:-

Construction: Traditional

Water Supply: Portsmouth Water

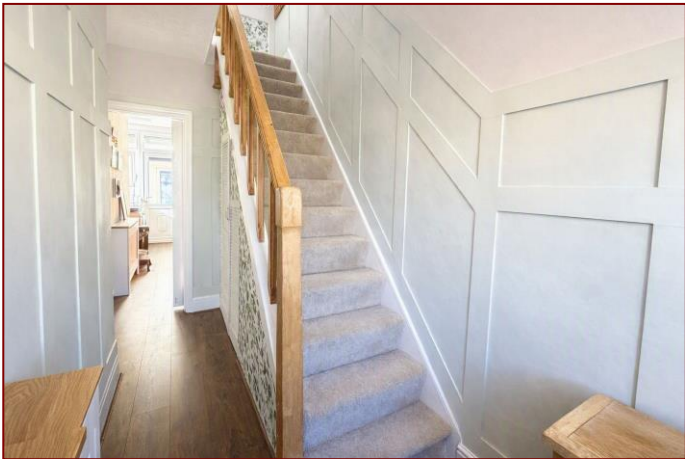
Sewerage: Mains

Electric Supply: Mains

Gas Supply:

Mains Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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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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DRAFT DETAILS

£270,000
Eastbourne Avenue, Gosport, PO12 4NU

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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