

Grove Avenue, Gosport,
Hampshire, PO12 1JX

£425,000



Spacious Four Bedrooms Semi Detached
House With Extended Accommodation

Kitchen / Dining Room

Conservatory

Block Paved Driveway

PVCu Double Glazing & Gas Central
Heating

Lounge

Ground Floor Cloakroom & Four Piece
First Floor Bathroom

Cloakroom To Bedroom 1

Fully Maintained Alarm System

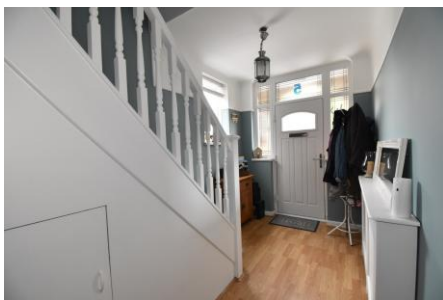
In Our Opinion, A Well Proportioned Home

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Entrance Hall	Composite front door with leaded etched glass surrounds, radiator with cover, understairs cupboards, 1 with wall mounted gas central heating boiler, picture rail, laminate flooring, PVCu double glazed side window, stairs to first floor with spindled balustrade.
Lounge	16'1" (4.9m) Into Bay x 12'8" (3.86m) PVCu double glazed bay window, slate hearth with solid fuel burner and oak mantle, picture rail, radiator, coved ceiling.
Open Plan Kitchen /Dining Room	
Dining Area	16'2" (4.93m) x 11'9" (3.58m) Radiator with cover, Karndean flooring, picture rail, tall storage cupboard, breakfast bar, bi-fold double glazed doors to conservatory.
Kitchen Area	13'6" (4.11m) Max x 7'11" (2.41m) 2½ bowl sink, wall and base units with composite worktop of quartz marble style, 2 Neff ovens, 5 ring Neff induction hob, integrated Neff microwave with convection oven, PVCu double glazed window, tiled splashbacks, LED lighting, coved ceiling.
Conservatory	16'2" (4.93m) x 6'8" (2.03m) Ceramic tiled floor, plumbing for washing machine, space for dryer, PVCu double glazed windows and French doors to garden, polycarbonate roof.
Cloakroom	White suite of low level W.C., corner hand basin, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, stairs to 2nd floor.
Bedroom 2	17'0" (5.18m) Into Bay x 11'11" (3.63m) PVCu double glazed window, radiator, newly fitted wall to wall wardrobe with sliding doors creating a variety of rails and shelves, pull out mirror.
Bedroom 3	12'6" (3.81m) x 11'7" (3.53m) PVCu double glazed window, radiator.
Bedroom 4	8'11" (2.72m) x 7'11" (2.41m) PVCu double glazed window, radiator.
Bathroom	8'11" (2.72m) x 7'8" (2.34m) 4 piece white suite of bath with mixer tap and additional shower attachment, separate shower cubicle, low level W.C., vanity hand basin, PVCu double glazed window, tiled walls, airing cupboard, vinyl flooring, heated towel rail.
ON THE 2ND FLOOR	
Landing	PVCu double glazed window.

Bedroom 1

14'6" (4.42m) x 13'2" (4.01m) 2 Velux windows, built in cupboards, eaves storage cupboards, radiator.

W.C. Off

With low level W.C, pedestal hand basin, laminate flooring, extractor fan.

OUTSIDE

Front Garden

Block paved driveway with parking for several cars, timber gate to further sideway leading to:

Garage

With cantilever door, personal door to side, PVCu double window.

Rear Garden

With artificial grass, paved path and patio, flower and shrub borders, decking area with pergola.

Tenure

Freehold.

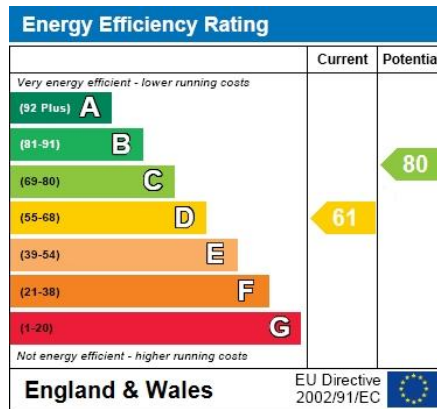
Council Tax

Band D.

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		

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