

**O.I.E.O £270,000**  
**4 Turner Avenue**

Gosport, Hampshire, PO13 0BU



## PROPERTY SUMMARY

A well-presented three-bedroom mid-terrace home, ideal for families or first-time buyers. The property offers spacious and comfortable living throughout, featuring a bright conservatory that provides additional reception space and overlooks the rear garden. The fitted kitchen is practical and well-appointed, catering perfectly to everyday needs. Upstairs, there are three good-sized bedrooms and a modern family bathroom. The home benefits from double glazing and gas central heating, ensuring warmth and energy efficiency year-round. Externally, the property boasts an enclosed rear garden, offering a private outdoor space ideal for relaxing or entertaining. A charming summer house adds further versatility, perfect for use as a home office, hobby room, or peaceful retreat. Conveniently located, this property combines comfort, functionality, and outdoor appeal—making it a fantastic place to call home.

3



1



2





## **ENTRANCE PORCH**

**KITCHEN/BREAKFAST ROOM** 14' 9" x 13' 5" (4.50m x 4.11m)

**LOUNGE/DINER** 18' 6" x 10' 7" (5.66m x 3.23m)

**CONSERVATORY** 11' 7" x 9' 11" (3.55m x 3.04m)

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 4" x 10' 3" (3.76m x 3.13m)

**BEDROOM TWO** 12' 0" x 10' 9" (3.66m x 3.29m)

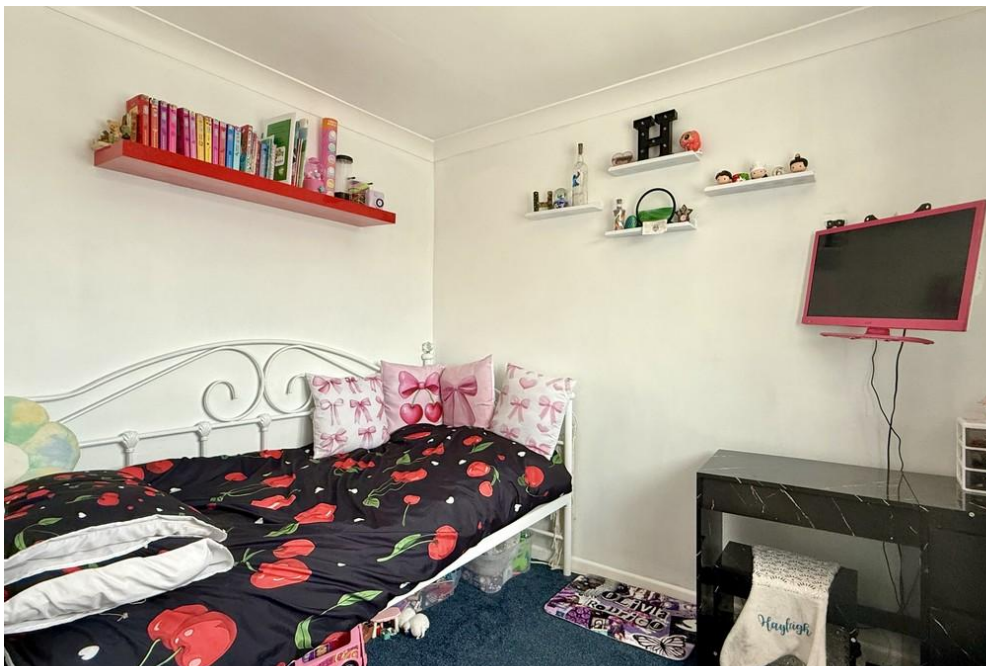
**BEDROOM THREE** 8' 4" x 7' 7" (2.55m x 2.33m)

## **BATHROOM**

## **OUTSIDE**

## **REAR ENCLOSED GARDEN**

**SUMMER HOUSE** 16' 7" x 15' 1" (5.06m x 4.60m)





GROUND FLOOR

1ST FLOOR



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 misstatement. 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 B

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

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