

Nobes Avenue, Bridgemary,
Gosport, Hampshire, PO13 0HX

£275,000



Semi Detached House
Modern Kitchen
Driveway To Front
PVCu Double Glazing

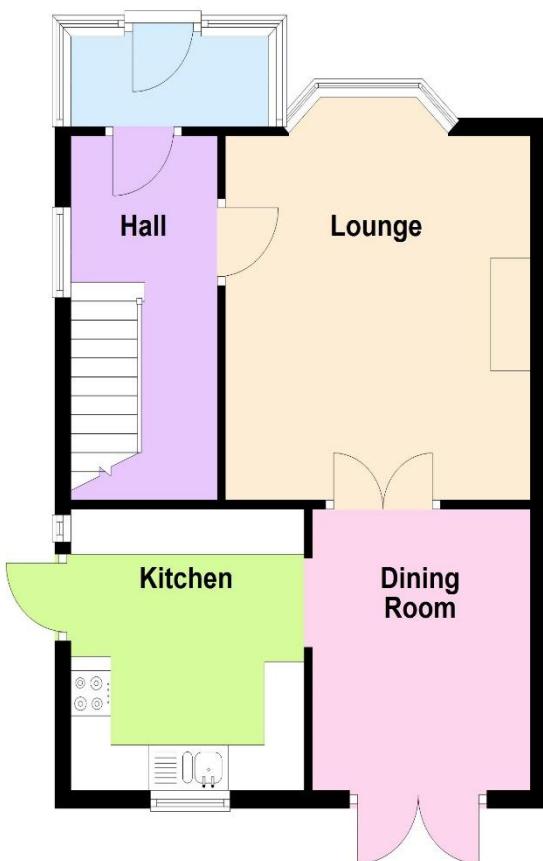
Three Bedrooms
First Floor Bathroom
Good Size Rear Garden
Gas Central Heating

023 9258 5588

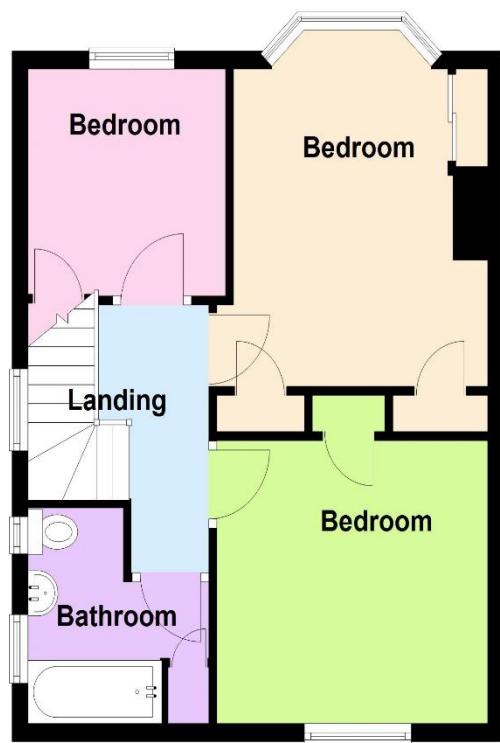
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Ground Floor



First Floor



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Entrance Porch	PVCu double glazed front door and window, ceramic tiled floor, double glazed internal door to:
Entrance Hall	Understairs recess, radiator, PVCu double glazed window, coved ceiling, stairs to first floor.
Lounge	14'3" (4.34m) Into Bay x 12'6" (3.81m) PVCu double glazed window, 2 radiators, fire surround and hearth, coved ceiling, French doors to:
Dining Room	10'2" (3.1m) x 9'1" (2.77m) PVCu double glazed French doors to garden, radiator, coved ceiling.
Kitchen	10'2" (3.1m) x 9'7" (2.92m) Refitted kitchen with 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and microwave, induction hob, cooker extractor canopy over, wall mounted gas central heating boiler concealed within cupboard, integrated fridge/freezer, PVCu double glazed window and door to sideway, tiled splashbacks, laminate flooring, integrated dishwasher, integrated washing machine, space for tumble dryer.

ON THE 1ST FLOOR

Landing	PVCu double glazed window, access to loft space, coved ceiling.
Bedroom 1	13'3" (4.04m) Into Bay x 10'5" (3.18m) PVCu double glazed window, built in cupboards, radiator, coved ceiling.
Bedroom 2	11'2" (3.4m) x 10'3" (3.12m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	8'3" (2.51m) x 8'2" (2.49m) PVCu double glazed window, radiator, built in cupboard.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, additional separate shower over, vanity hand basin, low level W.C. with concealed cistern, tiled walls, 2 PVCu double windows, chrome heated towel rail, shelved cupboard.

OUTSIDE

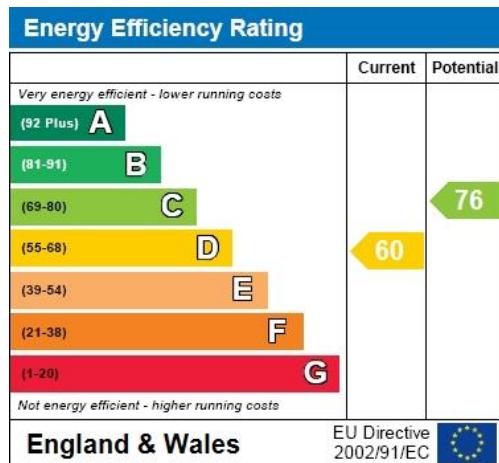
Front Garden	With front fence and lawn, car hardstanding, side pedestrian gate to:
Rear Garden	With patio and path, outside store cupboard, timber shed, lawn and borders.
Agents Note	This property is non traditional construction.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure
Council Tax
Property Information

Freehold.

Band B.

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

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.