



**Spithead Avenue, Gosport PO12 2UW**

**welcome to**

## **Spithead Avenue, Gosport**

\*\* Semi Detached \*\* Fabulous Location \*\* Close to the Sea and Open Spaces \*\* Garage and Driveway \*\* Enclosed Rear Garden \*\*

### **Entrance Porch**

UPVC triple glazed door to front access, UPVC triple glazed windows to front and side elevation, inner door to:

### **Lounge**

16' 9" max x 12' 7" max ( 5.11m max x 3.84m max )  
UPVC triple glazed window to front elevation, two radiators, stairs to first floor landing, feature fire surround with in-set flame effect fire, understairs cupboard.

### **Dining Room**

11' max x 9' 5" max ( 3.35m max x 2.87m max )  
UPVC triple glazed sliding patio doors to rear access, radiator, door to:

### **Kitchen**

10' 9" x 7' 3" ( 3.28m x 2.21m )  
UPVC triple glazed door to rear garden, UPVC double glazed windows to side and rear elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, integrated washing machine, dishwasher and fridge/freezer, cupboard housing gas boiler, tiled surrounds.

### **First Floor Landing**

UPVC double glazed window to side elevation, access to loft space, doors to:

### **Bedroom 1**

12' 7" max x 10' 2" max ( 3.84m max x 3.10m max )  
UPVC triple glazed window to front elevation, in-built cupboard, radiator.

### **Bedroom 2**

10' 5" x 9' 4" ( 3.17m x 2.84m )  
UPVC triple glazed window to rear elevation, fitted

storage units, radiator.

### **Bedroom 3**

9' 3" max x 6' 5" max ( 2.82m max x 1.96m max )  
UPVC triple glazed window to front elevation, storage cupboard, radiator.

### **Shower Room**

UPVC double glazed window to rear elevation, shower cubicle, vanity wash hand basin, wc, heated towel rail, tiled walls.

### **Outside**

To the front the garden is laid to lawn with ornate planting and a driveway providing off road parking for multiple vehicles. To the rear the garden is laid to patio with a laid to lawn section, outside tap, access to driveway with double gates and enclosed to perimeters.

### **Garage**

18' 2" x 8' 9" ( 5.54m x 2.67m )  
Up and over door, UPVC double glazed window to side elevation, power and light.





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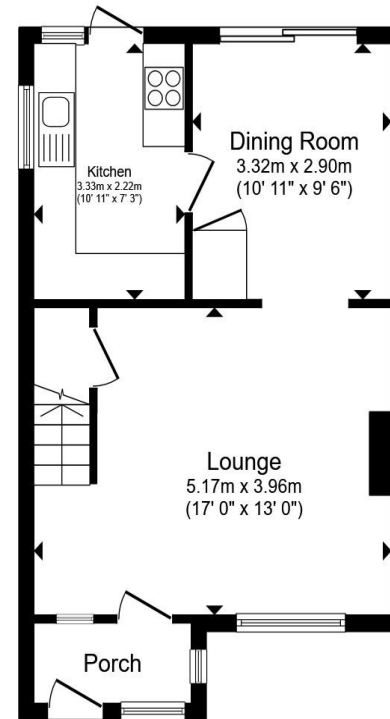
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## Spithead Avenue, Gosport

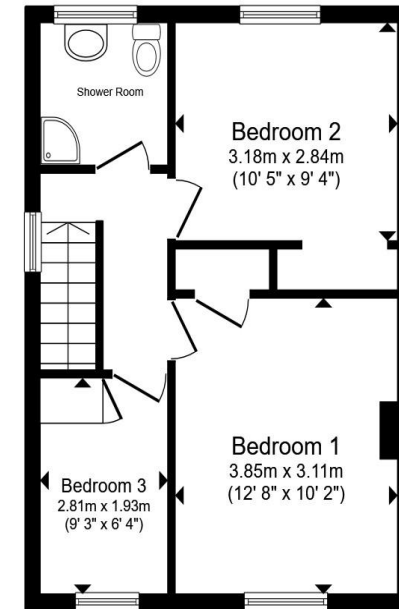
- Three Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Garage and Driveway
- Great Location!

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£325,000**



**Ground Floor**



**First Floor**

Total floor area 78.5 m<sup>2</sup> (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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