

£280,000

Avenue Court, Alverstoke, Gosport, PO12 2LQ

DRAFT DETAILS: We are awaiting verification from the Vendor that these details are correct



- Extended Three Bedroom House
- Entrance Porch
- Lounge
- Kitchen
- Dining Room
- Breakfast Room
- Bathroom
- Enclosed Rear Garden
- Garage In Block
- Energy Efficiency Rating:- C (69)

Gosport Office

50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: gospport1@fenwicks-estates.co.uk

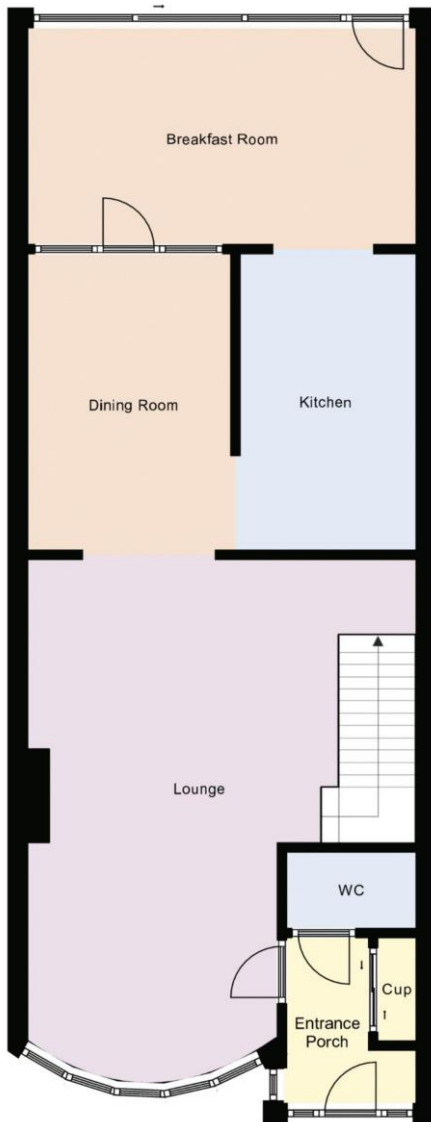
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Property Reference: G1360

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC double glazed front door to:

Entrance Porch:-

UPVC double glazed windows to front and side elevation, part glazed door to lounge, storage cupboard with sliding door, wood effect laminate flooring.

Cloakroom:-

Low level close coupled WC, wall mounted wash hand basin, tiled splashback.

Lounge:-

19' 7" x 14' 8" (5.96m x 4.47m) into bow

UPVC double glazed bow window to front elevation, feature fireplace, stairs to first floor, radiator, fitted carpet.



Dining Room:-

11' 10" x 7' 10" (3.60m x 2.39m)

UPVC double glazed windows and door to breakfast room, fitted carpet, opening to:



Kitchen:-

11' 10" x 7' 7" (3.60m x 2.31m)

Fitted with a range of base cupboards and matching eye level units, roll top work surfaces, one and a half bowl stainless steel sink unit, integrated electric double oven, space and plumbing for washing machine, space for fridge/freezer, tiled floor.



Breakfast Room:-

15' 3" x 8' 4" (4.64m x 2.54m)

UPVC double glazed windows and sliding door to rear garden, continuation of tiled flooring.

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First Floor Landing:-

Fitted carpet.

Bedroom One:-

13' 6" x 8' 11" (4.11m x 2.72m) to wardrobe front

Two UPVC double glazed windows to front elevation, built in wardrobe with sliding door, radiator, fitted carpet.



Bedroom Two:-

9' 11" x 8' 8" (3.02m x 2.64m) plus recess

UPVC double glazed window to rear elevation, built in wardrobe with sliding door, radiator, fitted carpet.



Bedroom Three:-

11' 11" x 6' 11" (3.63m x 2.11m) maximum measurements

UPVC double glazed window to rear elevation, built in wardrobe, radiator, fitted carpet.



Bathroom:-

7' 3" x 5' 5" (2.21m x 1.65m)

Low level close coupled WC, pedestal wash hand basin, panelled bath with shower over, tiled surround, wood effect linoleum flooring,



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Outside:-

The rear garden is enclosed by wood panelled fencing, laid to paving for ease of maintenance, gate providing rear pedestrian access. To the front of the property is a low maintenance garden, primarily laid to lawn with decorative shrubs to borders. The property has a garage situated in a block.



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