

## £260,000

### Amelia Gardens, Gosport, PO13 8NB

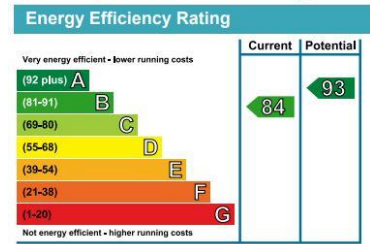
**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



- Four Bedrooms
- Semi Detached
- Downstairs Clockroom
- Lounge
- Kitchen/ Diner
- Conservatory
- En-Suite
- Allocated Parking Space
- Enclosed Rear Garden
- Energy Efficiency Rating:- B(84)

Property Reference : G1304

Council Tax Band: C



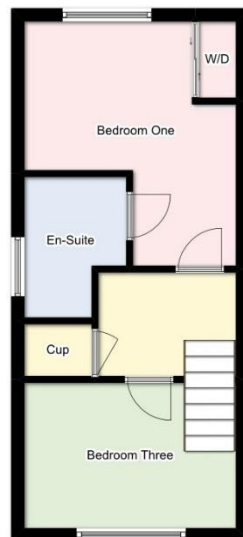
Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



Second Floor

## The Accommodation Comprises:-

Composite front door to:

### Entrance Hall:-

Inset spotlighting, smoke alarm, radiator, stairs to first floor, consumer unit to wall, cupboard housing electric metre, tiled flooring.



### Cloakroom:-

Close coupled W.C, pedestal wash hand basin, radiator, tiling to half wall, tiled flooring, inset spotlighting, extractor fan, fitted mirror.

### Kitchen/ Diner:-

17' 1" x 7' 10" (5.20m x 2.39m) maximum measurements

Inset spotlighting, extractor, UPVC double glazed window to front and side elevations, space for table and chairs, fitted with a modern range of base cupboards, matching eye level units, roll top work surface, stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, integrated electric oven and induction hob, extractor hood over, integrated fridge/freezer, cupboard housing boiler, tiled flooring, radiator.



### Lounge:-

13' 7" x 12' 10" (4.14m x 3.91m)

Coved ceiling, inset spotlighting, two radiators, UPVC double glazed windows and double opening doors to:



### Conservatory:-

9' 2" x 9' 0" (2.79m x 2.74m)

Glass roof, UPVC double glazed windows and double opening doors to rear garden, tiled flooring, wall mounted electric heater.



## First Floor Landing:-

Inset spotlighting, radiator, smoke alarm UPVC double glazed window to front elevation, stairs to second floor.



## Bedroom Two:-

11' 0" x 12' 0" (3.35m x 3.65m) plus wardrobes

Inset spotlighting, UPVC double glazed window to rear elevation, radiator, fullwidth floor-to-ceiling wardrobes with mirror fronted doors.



## Bathroom:-

8' 2" x 5' 10" (2.49m x 1.78m)

Close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap, and shower attachment, ladder style radiator, obscured UPVC double glazed window to side elevation, tiled walls and floor, fitted mirror.



## Bedroom Four:-

10' 2" x 6' 0" (3.10m x 1.83m) maximum measurements

Inset spotlighting, UPVC double glazed window to front elevation, radiator.



## Second Floor Landing:-

Inset spotlighting, radiator, fitted mirror storage cupboard.

## Bedroom One:-

14' 11" x 12' 11" (4.54m x 3.93m) maximum measurements

Access to loft space, inset spotlighting, extractor fan, UPVC double glazed window to rear elevation, radiator, built-in wardrobes with mirror fronted sliding doors, door to:



## Bedroom Three:-

9' 3" x 8' 11" (2.82m x 2.72m) plus recess

UPVC double glazed window to front elevation, radiator.



## Outside:-

The rear garden is low maintenance and laid to artificial grass, patio area, side pedestrian access via gate, storage shed to remain. To the front the property there is a pedestrianised walkway, allocated parking space is accessed via Littlewoodham Lane.



## En-Suite:-

Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, shower cubicle with main shower, radiator, tiled floor and walls.



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