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SALES & LETTINGS

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.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





62 Avery Lane Gosport Gosport PO12 4SL

£229,995

360 virtual tour available! A well-presented two double bedroom family home situated in Elson close to local schools. This home briefly comprises entrance hall, lounge, dining room, kitchen, two double bedrooms and a modern re-fitted family bathroom. Other benefits to this property is a 2 year old combi-boiler, a south-facing garden and parking to the rear. This would make an ideal first time home so call Chambers today to avoid disappointment. 01329 665700!

Front Door

Into:

Entrance Hall

Skimmed ceiling, radiator, Open to:

Lounge 12'4" x 11'7" (3.76m x 3.53m)

Skimmed ceiling, PVCu double glazed bay window to front elevation, television point, telephone point, featured open fireplace, radiator.

Dining Room 15'1" x 13'9" (4.6m x 4.2m).

Skimmed ceiling, access to under stairs cupboard, featured open fireplace, mirrored fitted storage cupboard, radiator. Open to:

Kitchen/Breakfast Room 15'1" x 8'9" (4.6m x 2.67m).

Skimmed ceiling, two PVCu double glazed windows to rear elevation and patio door, re-fitted range of wall and base/drawer units with work surface over, stainless steel sink, electric oven with gas hob, extractor hood over, plumbing for washing machine, space for under counter fridge/freezer, space for breakfast bar area, space for tumble dryer, partly tiled.

First Floor Landing

Skimmed ceiling, Access to loft void with pull down ladder, light and partially boarded. Doors to:

Bedroom 1 15' x 12'7" (4.57m x 3.84m).

Skimmed ceiling, PVCu double glazed bay window to front elevation, fitted wardrobes, radiator.

Bedroom 2 12' 7" x 8' 0" (3.84m x 2.44m)

Skimmed ceiling, PVCu double glazed window to rear elevation, access to airing cupboard, radiator.

Family Bathroom 5'9" x 6'7" (1.75m x 2m)

Modern re-fitted suite comprising panel bath with shower head over, WC, vanity wash basin, skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, heated towel rail, tiled flooring, extractor fan, LED demister mirror.

Outside

Front Garden

A low maintenance frontage mainly laid to slate with gate

and path leading to front door.

Rear Garden

A fully enclosed south-facing rear garden mainly laid to Astro turf with shingle borders, shrubs, raised decking area, and large mental shed. Rear gate to:

Rear Parking

The current owners use the rear as a parking space however if not needed this could be an extension to the garden.

Section 21 of The Estate Agents Act

Under The Estate Agents Act 1979 we wish to declare that the seller is connected to Chambers Sales and Lettings.



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