



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





11 Bournemouth Avenue Elson Gosport PO12 4NP

£269,500

A three bedroom family home situated in Elson close to local schools. This home briefly comprises porch, entrance hall, lounge/dining room, into sun lounge, kitchen, three bedrooms and a family bathroom. Other benefits to this property is a well maintained rear garden with detached garage and offered with NO FORWARD CHAIN! This would make an ideal first time home so call Chambers today to avoid disappointment. 01329 665700!

Front Door

Into:

Porch

Further door into:

Entrance Hallway

Skimmed ceiling with spot lights, radiator, under stairs cupboard. Doors to:

Lounge 13' 7" x 10' 5" into Bay (4.14m x 3.18m)

Textured ceiling, featured gas fire, PVCu double glazed bay window to front elevation, wall lights, television point, telephone point.

Sun Lounge 10' 2" x 6' 10" (3.1m x 2.08m)

Under a poly-carbonate roof with sliding patio doors open to rear garden.

Kitchen 14' 8" x 5' 11" widening into 2.46m (4.47m x 1.8m)

Textured ceiling, fitted range of wall and base/drawer units with workshop over, sink, PVCu double glazed window to rear elevation and door, space for cooker, plumbing for washing machine, space for fridge/freezer, space for tumble dryer.

First Floor Landing

Skimmed ceiling, access to loft void.

Bedroom 1 13' 10" x 7' 9" (4.22m x 2.36m)

Textured ceiling, PVCu double glazed bay window to front elevation, radiator, wardrobes, airing cupboard, radiator.

Bedroom 2 11' 4" x 10' 3" (3.45m x 3.12m)

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Bedroom 3 7' 0" x 5' 11" (2.13m x 1.8m)

Textured ceiling, PVCu double glazed window to front elevation, radiator, television point.

Family Bathroom

Textured ceiling, PVCu double glazed window to rear elevation, suite comprising of panel bath with shower over, WC, wash basin, extractor fan, fully tiled, extractor fan, radiator.

Outside

Front Garden

Shingled frontage with foot path leading to front door.

Rear Garden

A lovely landscaped rear garden mainly laid to lawn with a further patio area for seating, shrubs borders, rear gate leading to service road.

Garage 16' 0" x 10' 2" (4.88m x 3.1m)

Up and over door leading to service road, power and light, two windows at the rear, side door into rear garden.

Bournemouth Avenue

Standard construction - Brick, Heating source - Gas central heating currently with Shell Energy. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : C Broadband & Mobile: feel free to satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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