

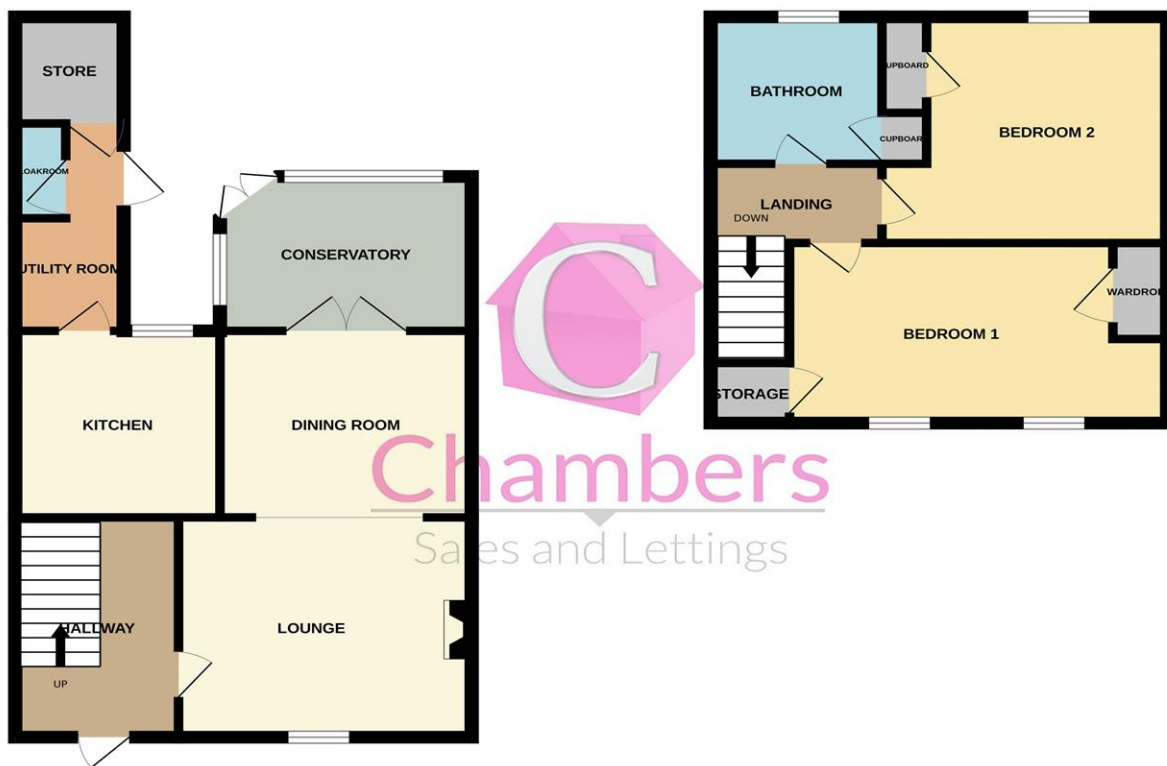


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Chambers
SALES & LETTINGS

GROUND FLOOR

1ST FLOOR



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Sales and Lettings

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





**127 Beauchamp Avenue
Gosport PO13 0LH**

£269,000

360 TOUR AVAILABLE UPON REQUEST A 2 double bedroom property offered with the benefit of two rear vehicular access. The property offers re-fitted kitchen, lounge/dining room with log burner, conservatory, utility room, cloakroom, re-fitted bathroom and two double bedrooms. With the outside benefiting a landscaped rear garden with low maintenance 'astro turf'. This property has been well looked after and would make an ideal first time home. Call our friendly team today to view 01329 665700.

PVCu Front Door

Into:

Hallway

Skimmed ceiling, access to understairs area, telephone point, radiator. Doors To:

Lounge 12' 3" x 12' 0" (3.73m x 3.65m)

Skimmed ceiling, PVCu double glazed window to front elevation, television aerial point, feature fire place with log burner, radiator. Open To:

Dining Room 10' 5" x 7' 0" (3.17m x 2.13m)

Skimmed ceiling, PVCu double glazed French style doors to rear garden, radiator.

Conservatory 9' 5" x 8' 11" (2.88m x 2.73m)

Constructed from brick under a glass roof with PVCu double glazed elevations with french doors open to rear.

Kitchen 10' 3" x 8' 8" (3.12m x 2.64m)

Skimmed ceiling, PVCu double glazed window to side elevation, re-fitted range of two tone Ikea modern wall and base/drawer units with work surface over, inset sink with mixer tap, plumbing for dish washer, space for cooker and fridge.

Utility Room 7' 0" min x 5' 7" (2.13m x 1.70m)

PVCu double glazed window to side elevation, door to rear garden, 2 x plumbing points, space for tumble drier. Doors to cloakroom and storage unit.

Downstairs Cloakroom

W.C

Storage Shed 7' 10" x 6' 4" (2.39m x 1.93m)

Constructed from brick with power and light.

First Floor Landing

Skimmed ceiling, access to roof void. Doors To:

Bedroom 1 16' 2" x 10' 0" (4.92m x 3.05m)

Skimmed ceiling, 2 x PVCu double glazed windows to front elevation, 2 x storage/wardrobe cupboards,

radiator.

Bedroom 2 10' 4" x 9' 7" (3.15m x 2.92m)

Skimmed ceiling, PVCu double glazed window to rear elevation, built in boiler cupboard housing boiler, radiator.

Family Bathroom 6' 9" x 5' 7" (2.07m x 1.70m)

Skimmed ceiling, PVCu double glazed window to rear elevation, re-fitted suite comprising panel bath with independent shower over, W.C, pedestal wash basin, complimentary tiling, radiator, cupboard housing new water tank.

Outside

Front Garden

Landscaped with low maintenance slate/natural chippings and borders.

Rear Graden

A larger than average rear garden mainly laid to astro turf making it low maintenance, further area laid to shingle offering a seating area, outside tap and lighting, double rear vehicular access gates with shingled area for parking.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
Phone: 01329 665700, Email: stubbington@chambersagency.co.uk



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