

Gorran Avenue, Bridgemary,  
Gosport, Hampshire, PO13 0NF

£310,000



Two Bedroom Semi Detached Bungalow  
Four Piece Bathroom With White Suite  
Own Driveway & Garage

PVCu Double Glazing & Gas Central  
Heating

Viewing Recommended

Modern Kitchen

Double Glazed Conservatory

Larger Than Average Landscaped Rear  
Garden

In Our Opinion, A Well Maintained  
Bungalow

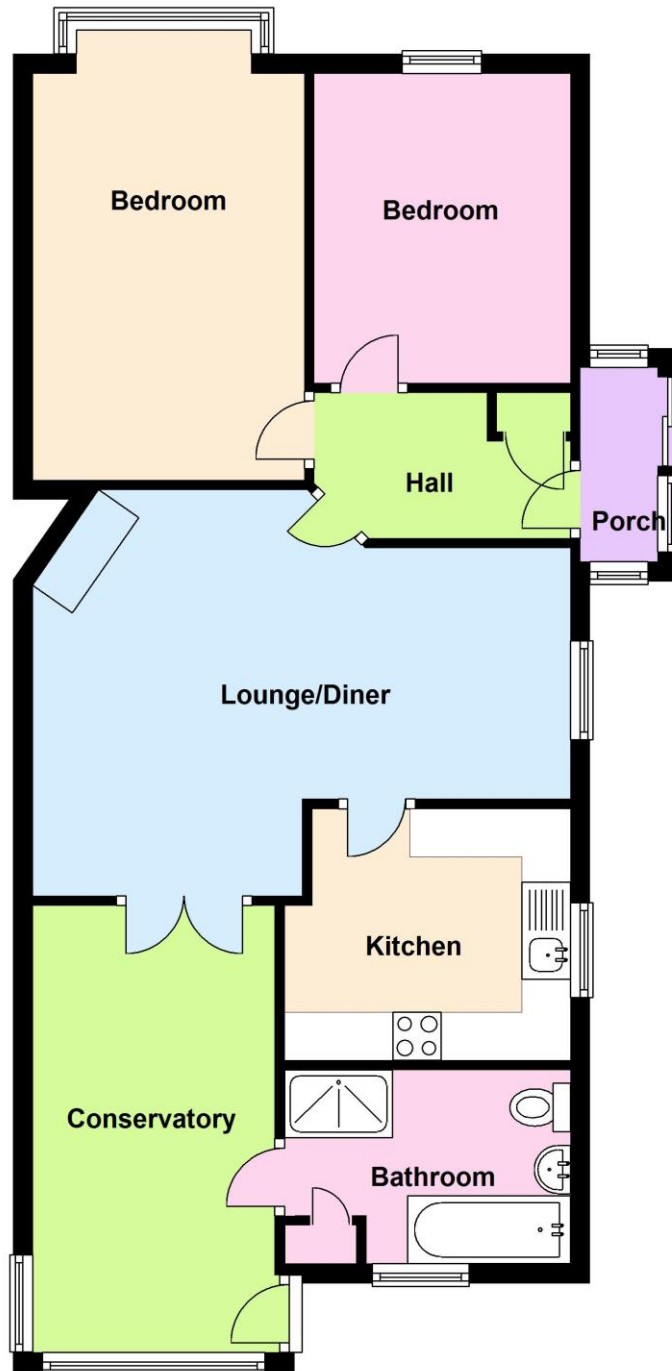
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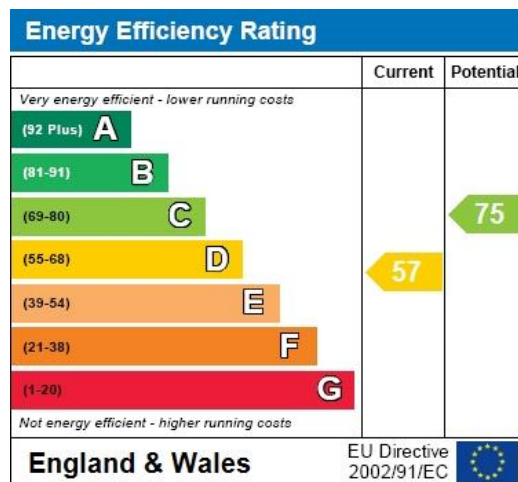
## Ground Floor



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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed patio doors and windows, PVCu double glazed inner door to:
Entrance Hall	With meter cupboard, access to loft space, radiator, flat ceiling.
Lounge / Dining Room	18'8" (5.69m) x 13'9" (4.19m) Max narrowing to 8'6" (2.59m), PVCu double glazed window, 2 radiators, coved ceiling, Georgian style French doors to conservatory, 4 wall lights.
Kitchen	10'5" (3.18m) Max x 8'8" (2.64m) Comprising single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, Bosch oven and 4 ring Ignis gas hob with stainless steel extractor canopy over, plumbing for dishwasher, space for fridge/freezer, radiator, PVCu double glazed window, tiled splashbacks, tiled effect laminate flooring, flat ceiling, pelmet lighting.
Conservatory	17'8" (5.38m) x 7'3" (2.21m) PVCu double glazed windows and door to garden, polycarbonate roof, radiator, 3 wall lights.
Bathroom	10'3" (3.12m) x 7'2" (2.18m) 4 piece white suite of panelled bath, pedestal hand basin, shower cubicle, low level W.C., space for washing machine, boiler cupboard with wall mounted gas combination boiler, PVCu double glazed window, tiled splashbacks, flat ceiling, chrome heated towel rail.
Bedroom 1	16'2" (4.93m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, built in wardrobes with walk-in corner section, picture rail, coved ceiling, bookshelves and cupboard.
Bedroom 2	10'7" (3.23m) x 8'10" (2.69m) PVCu double glazed window, radiator, flat and coved ceiling.
OUTSIDE	
Front Garden	Attractively paved with Aztec sun feature, wall, flower and shrub border, block paved driveway to:
Garage	16'4" (4.98m) x 8'4" (2.54m) With electric roller door, pedestrian side door, PVCu double glazed window, power and light.
Rear Garden	A feature of this property is the landscaped garden which is of a good size rarely found on bungalows and loved for and cared for by the current owner with many interesting features, plants and shrubs. There is a timber side pedestrian gate leading to the rear garden with patio, additional concrete patio, summer house, lawn, flower and shrub borders, fishpond, greenhouse and shed.
Tenure	Freehold.
Council Tax	Band C.





Full Energy Performance Certificate  
available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.