

Cavanna Close, Gosport, Hampshire, PO13 0PE

£360,000



Detached House

Lounge / Dining Room

Driveway And Integral Garage

PVCu Double Glazing

Corner Of A Cul-De-Sac Location

Four Bedrooms

Cloakroom

Additional Double Garage

Gas Central Heating

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### Ground Floor



### First Floor



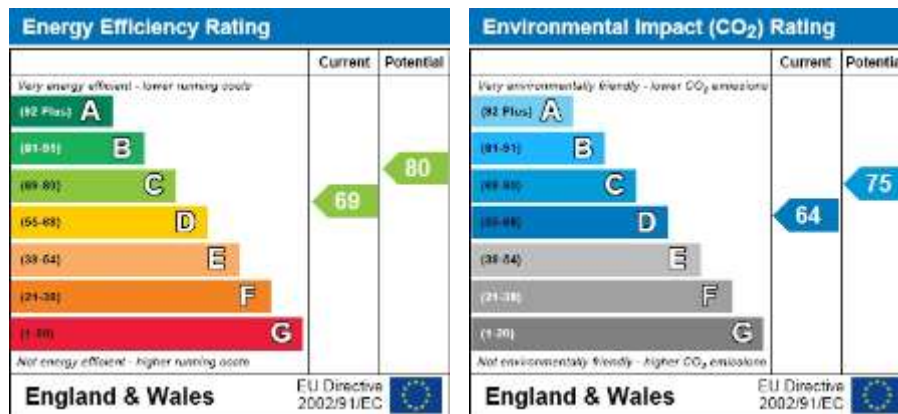
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Entrance Porch	PVCu double glazed window, part glazed PVCu front door, ceramic tiled floor, glazed internal door to:
Spacious Entrance Hall	Single radiator, understairs cupboard, stairs to 1st floor, textured and coved ceiling.
Cloakroom	Low level WC, corner hand basin, PVCu double glazed window, tiled splashbacks, textured ceiling.
Lounge/Dining Room	26'11" (8.2m) x 14'3" (4.34m) Narrowing To 11` (3.35m) PVCu double glazed window, 2 radiators, stone style fire surround and hearth, PVCu double glazed window and french doors to garden, coved ceiling.
Kitchen	10'10" (3.3m) x 10'1" (3.07m) Double drainer stainless steel sink unit, wall and base units with worksurface over, built-in cooker and 5 ring gas hob, plumbing for dishwasher and washing machine, tiled splashbacks, 2 PVCu double glazed windows and back door, wall mounted gas central heating boiler, ceramic tiled floor, coved ceiling
<b>ON THE 1ST FLOOR</b>	
Landing	Radiator, coved ceiling.
Bedroom 1	14'2" (4.32m) x 13'4" (4.06m) PVCu double glazed window, radiator.
Bedroom 2	13'0" (3.96m) x 12'9" (3.89m) PVCu double glazed window, radiator.
Bedroom 3	18'4" (5.59m) x 7'5" (2.26m) 2 PVCu double glazed windows, radiator.
Bedroom 4	8'8" (2.64m) x 7'5" (2.26m) PVCu double glazed window, radiator.
Bathroom	Panelled bath, pedestal hand basin, WC, cupboard, heated towel rail, PVCu double glazed window, tiled walls, access to loft space.
<b>OUTSIDE</b>	
Front Garden	Concreted driveway, lawn, flower borders, side pedestrian access.
Integral Single Garage	18'2" (5.54m) x 7'5" (2.26m) With cantilever door, personal door to garden.
Separate Double Garage	18'9" (5.72m) x 18'0" (5.49m) With cantilever door, power and light.
Rear Garden	With patio, lawn and borders, further patio, outside water tap.



### Directions

From the A32 and the double set of roundabouts by Fort Brockhurst proceed towards Lee On The Solent and Stubbington along Rowner Road. Take the 2nd exit at the 1st and 2nd roundabouts and at the traffic lights turn right into Carisbrooke Road. Take the 2nd exit at the roundabout and then 1st left into Cavanna Close. Proceed to the left where the property will be found towards the end of the Cul-De-Sac, in the left hand corner.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.