



189 Privett Road, Alverstoke, PO12 3ST

Asking Price £465,000



Privett Road |
Alverstoke | PO12 3ST
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W&W are delighted to offer for sale this extremely well presented, vastly improved & extended three bedroom semi detached family home. The property boasts three bedrooms, 17'11ft lounge, modern re-fitted kitchen/dining room, cloakroom, modern shower room & modern en-suite to the main bedroom. The property sits on an enviable plot providing a decent sized rear garden with highly impressive 21'9ft brick built games room/summer house, detached garage & driveway parking for multiple vehicles.

Privett Road is conveniently situated bordering Alverstoke with local shops, the recreational facilities of parks and Stokes Bay seafront, and popular schools for all age groups within easy reach. Gosport town centre is approximately two miles away.





Extremely well presented, vastly improved and extended three bedroom semi detached family home

Entrance hall enjoying built in understairs storage cupboard

Dual aspect modern re-fitted kitchen/dining room enjoying solid stone worktops, attractive matte units & breakfast bar

Integrated appliances include five ring gas hob, double oven, dishwasher, washing machine & space for 'American style' fridge/freezer

Impressively sized 17'11ft lounge with patio doors opening out onto the rear garden & large velux window

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & modern en-suite

Modern re-fitted en-suite shower room comprising three piece white suite with feature large double shower cubicle tray & attractive wall aqua panelling

Two additional bedrooms

Modern re-fitted shower room comprising three piece white suite with feature walk in low shower cubicle, attractive wall & floor tiling

Replacement carpets to the lounge, stairs, landing and all three bedrooms

Enviably plot providing large rear landscaped garden majority laid to lawn with paved patio area & display flowers/shrubbery

21'9ft Games room/summer house enjoying power, lighting, three velux windows & double doors opening out onto the rear garden

Detached single garage with power/lighting & replacement electric remote controlled roller door

Driveway parking for ample vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

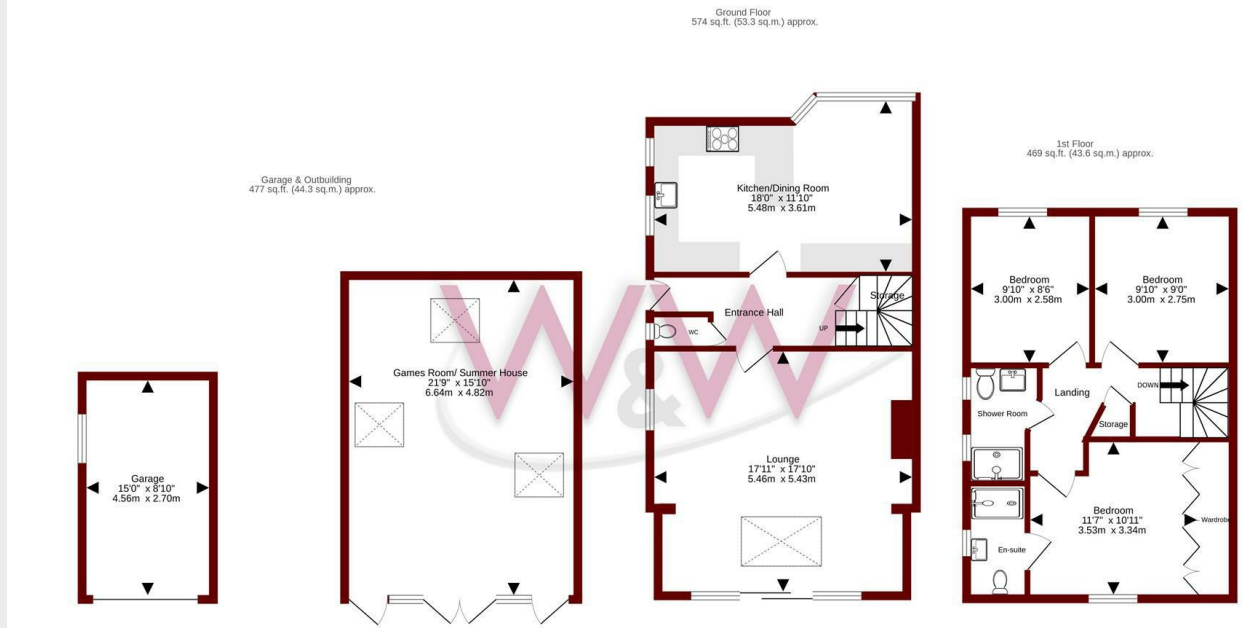
Sewerage - Mains

Heating - Gas central heating

Broadband - There are two broadband connections to the property and the seller informs us that this is supplied by Sky & Virgin media

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1519 sq.ft. (141.2 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band - D - £2132.91 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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