



OFFERS IN EXCESS OF
£400,000
12 Rectory Close
Alverstoke, Gosport, Hampshire, PO12 2HT

PROPERTY SUMMARY

Nestled away in a quaint and quiet cul-de-sac, sits this two bedroom detached bungalow located in the highly sought after area of Rectory Close, Alverstoke. Positioned on a generous plot just a stone's throw from Alverstoke Creek and Village; this spacious bungalow's location is one of its strongest selling points. The property comprises of two double bedrooms, a well-proportioned lounge, sun room, W/C and kitchen, as well as a garage, driveway and a private, enclosed garden to the rear. Properties in this area are rare to the market so please contact the Gosport branch TODAY to register your interest. Phone lines open until 8PM.





ENTRANCE HALL

LIVING ROOM 17' 11" x 18' 3" (5.47m x 5.57m)

KITCHEN 14' 7" x 11' 3" (4.45m x 3.44m)

SUNROOM 12' 5" x 9' 10" (3.79m x 3.01m)

BEDROOM ONE 11' 11" x 10' 10" (3.65m x 3.31m)

BEDROOM TWO 12' 7" x 9' 11" (3.86m x 3.04m)

BATHROOM 7' 10" x 5' 10" (2.40m x 1.80m)

WC

DRIVEWAY & GARAGE



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT

02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk