

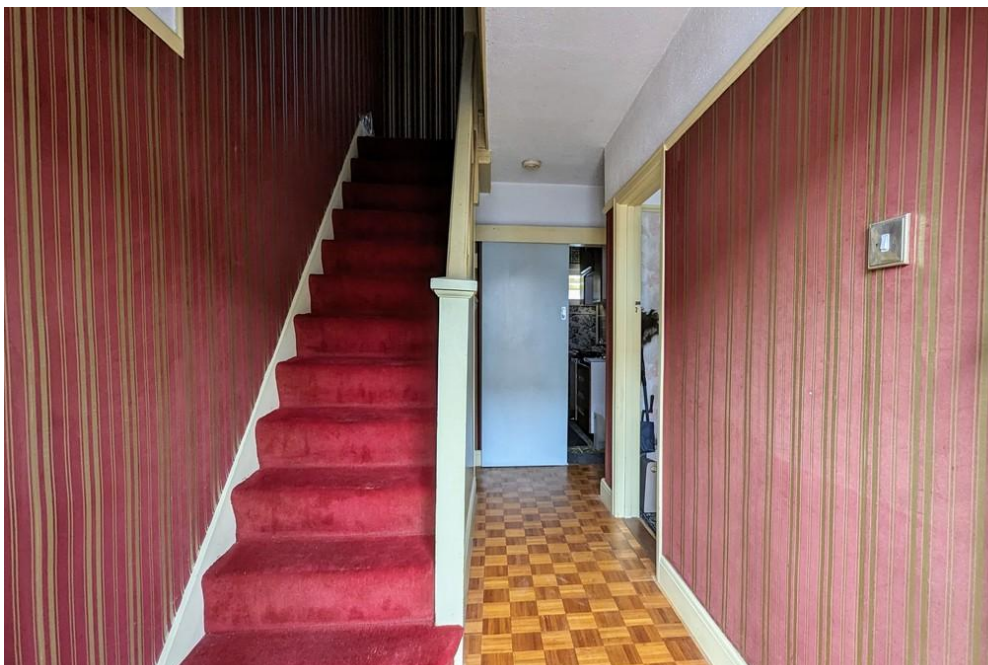


£225,000
13 St Valerie Road
Alverstoke, Gosport, PO12 2HL

PROPERTY SUMMARY

We are delighted to offer this family house situated within the highly sought after Alverstoke area. Whilst the property requires some modernisation it offers a potential buyer opportunity to add value and modernise to their own taste. With original features throughout, the property comprises of three bedrooms, two reception rooms, a separate kitchen with pantry, upstairs modern shower room, downstairs w/c, conservatory, and external workshop. Please contact our Gosport branch to arrange your internal viewing and see what this property has to offer.





ENTRANCE HALL

LOUNGE 10' 11" x 10' 10" (3.34m x 3.31m)

DINING ROOM 8' 8" x 10' 11" (2.65m x 3.33m)

KITCHEN 7' 10" x 7' 5" (2.41m x 2.27m)

CONSERVATORY 13' 7" x 6' 7" (4.15m x 2.02m)

W/C

COURTYARD REAR GARDEN

WORKSHOP 13' 4" x 6' 9" (4.07m x 2.08m)

STAIRS AND LANDING

SHOWER ROOM 5' 7" x 7' 5" (1.71m x 2.27m)

BEDROOM 1 11' 0" x 10' 11" (3.36m x 3.34m)

BEDROOM 2 9' 8" x 10' 10" (2.97m x 3.31m)

BEDROOM 3 6' 11" x 4' 10" (2.11m x 1.48m)

AGENT NOTES

- Freehold
- Council Tax Band C
- EPC Rating F



GROUND FLOOR

1ST FLOOR



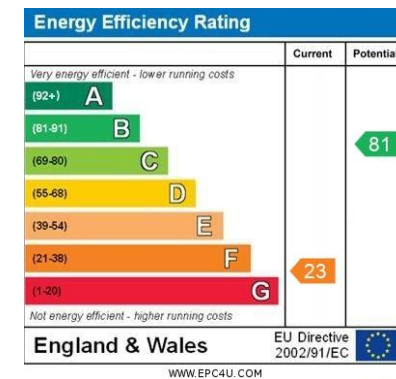
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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



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