



GUIDE PRICE  
**£390,000 - £400,000**  
**1 Waverley Path**  
Alverstoke, PO12 2SY

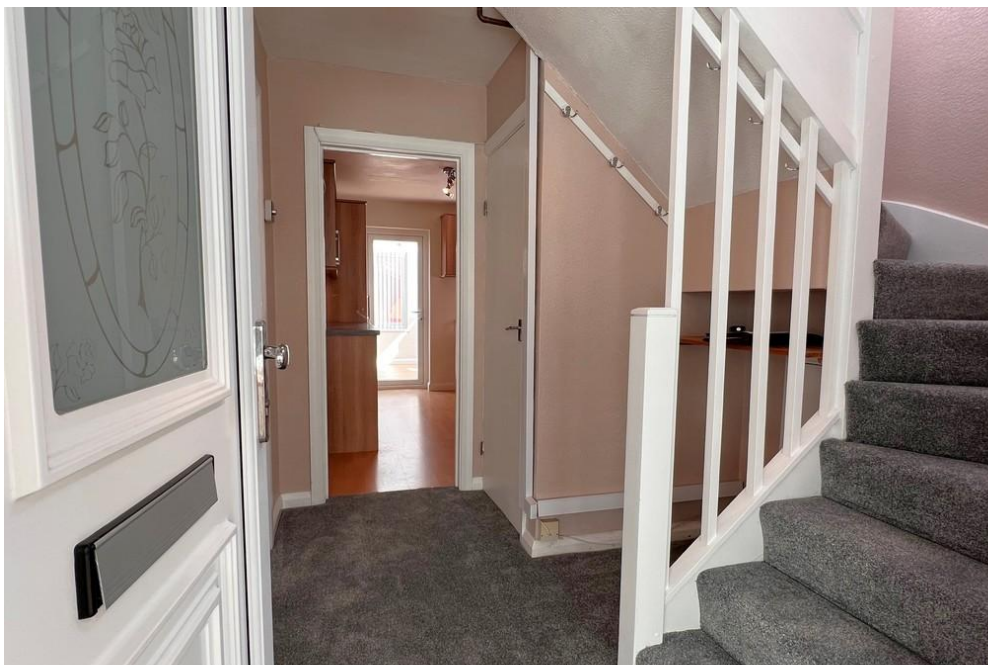


## PROPERTY SUMMARY

Situated on a generous corner plot in a quiet cul-de-sac, in the sought after area of Alverstoke, Gosport; lies this spacious detached house which is offered to the market with **\*NO FORWARD CHAIN\*** The property benefits from an open plan lounge/diner, newly fitted carpets, a well maintained fitted kitchen, large conservatory and is within catchment of popular schools. Please contact the Gosport team today to arrange your internal viewing, to avoid missing out.

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**SUN ROOM** 21' 1" x 5' 5" (6.44m x 1.67m)

**HALLWAY**

**WC**

**LOUNGE / DINER** 20' 11" x 11' 11" (6.40m x 3.64m)

**KITCHEN** 11' 9" x 8' 11" (3.59m x 2.74m)

**CONSERVATORY** 21' 3" x 9' 7" (6.48m x 2.93m)

**STAIRS AND LANDING**

**BEDROOM ONE** 11' 11" x 10' 11" (3.65m x 3.35m)

**BEDROOM TWO** 11' 11" x 9' 9" (3.64m x 2.98m)

**BEDROOM THREE** 9' 2" x 7' 10" (2.80m x 2.41m)

**BATHROOM** 6' 7" x 5' 5" (2.03m x 1.66m)

**GARDEN**

**GARAGE**



GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

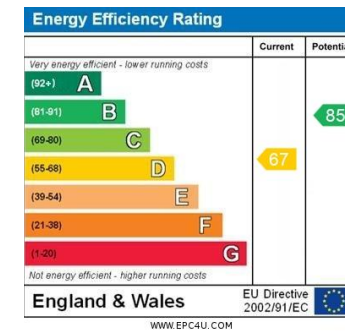
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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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