

GUIDE PRICE

£230,000 - £240,000

4 Lanyard Drive

Alver Village, Gosport, Hampshire, PO13 9UY

PROPERTY SUMMARY

We are pleased to offer to the market this two bedroom contemporary home, located in a modern development within walking distance of local shops, schools and amenities. The accommodation comprises of a modern fitted kitchen/diner, separate lounge, two double bedrooms and modern fitted bathroom. The property further benefits from a replacement boiler system, an enclosed, low maintenance rear garden and off road parking for two vehicles located to the front. An internal inspection comes highly recommended to fully appreciate all this property has to offer.





ENTRANCE PORCH

LOUNGE 13' 9" x 13' 1" (4.20m x 4.00m)

KITCHEN 13' 8" x 8' 2" (4.18m x 2.50m)

STAIRS AND LANDING

MASTER BEDROOM 11' 4" x 10' 5" (3.47m x 3.18m)

BEDROOM TWO 9' 10" x 7' 10" (3.00m x 2.40m)

BATHROOM 6' 8" x 5' 6" (2.04m x 1.69m)

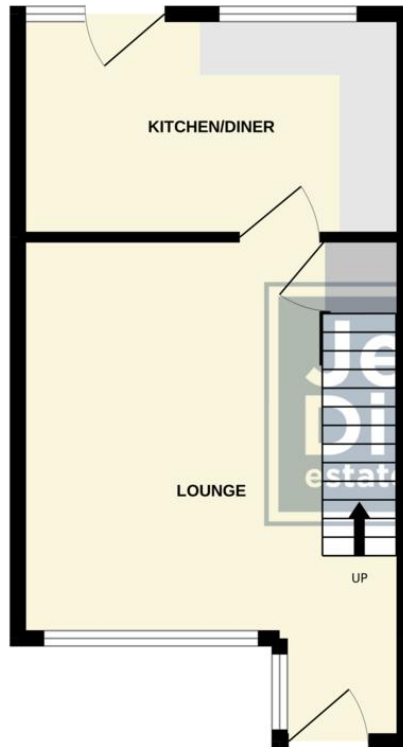
GARDEN

FRONT

Off road parking.



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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	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

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