

**£495,000**  
**7 St Marys Avenue**

Alverstoke, Gosport, Hampshire, PO12 2HU



Nestled in the highly desirable area of Alverstoke, this exceptional three-bedroom home is ideally located just a short stroll from the village centre and the beach. Set on a generous plot, the property boasts three spacious reception rooms, three well-proportioned double bedrooms, and a contemporary family bathroom featuring a luxurious four-piece suite. Additional highlights include off-road parking, an integral garage, and a host of other desirable features. Offered with no onward chain, this delightful home is available for immediate occupancy. Don't miss the chance to secure this fantastic property. For further information or to arrange a viewing, please contact the Gosport team. Our phone lines are open until 8PM.







#### **HALLWAY**

**LOUNGE** 16' 4" x 13' 10" (4.98m x 4.23m)

**DINING ROOM** 13' 10" x 13' 3" (4.22m x 4.05m)

**KITCHEN** 12' 1" x 10' 0" (3.69m x 3.05m)

#### **INTEGRAL GARAGE**

#### **DOWNSTAIRS WC**

#### **CONSERVATORY**

#### **STAIRS AND LANDING**

**BEDROOM ONE** 16' 4" x 13' 11" (4.98m x 4.25m)

**BEDROOM TWO** 16' 7" x 12' 9" (5.06m x 3.89m)

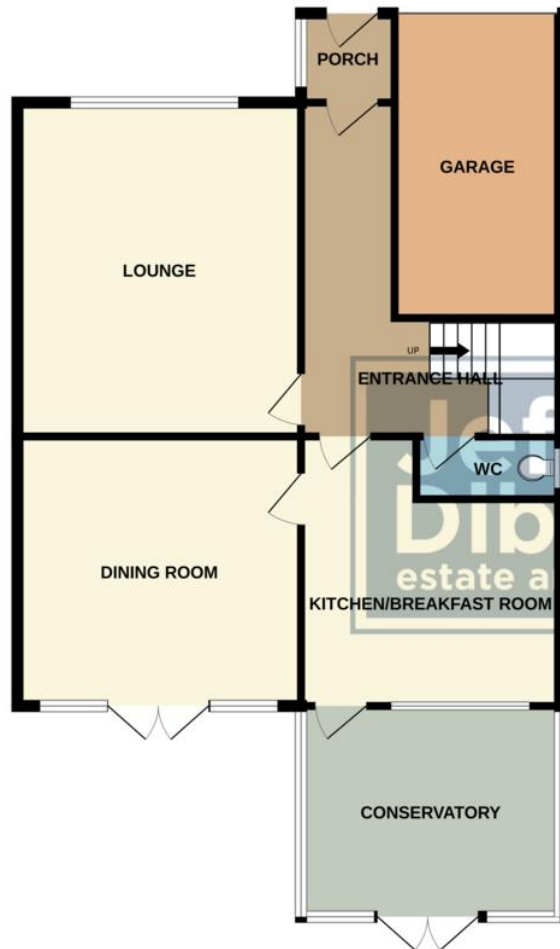
**BEDROOM THREE** 12' 1" x 9' 5" (3.69m x 2.88m)

**BATHROOM** 9' 5" x 9' 0" (2.89m x 2.76m)

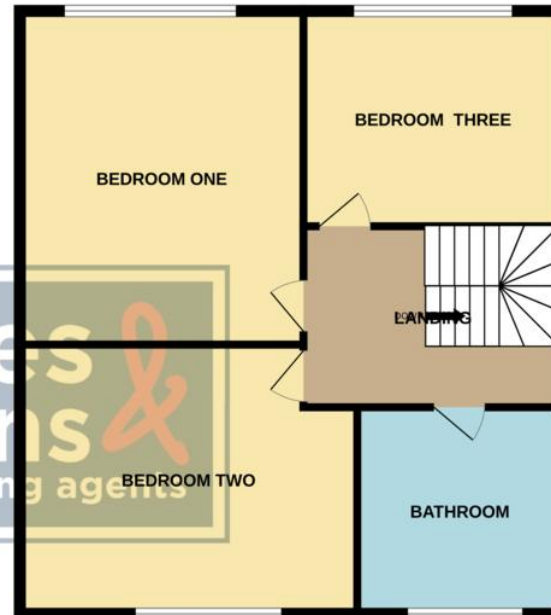
#### **GARDEN**



GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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		
www.epc4u.com		

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  
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