



GUIDE PRICE

£300,000 - £325,000

3 Monroe Close

Alverstoke, Gosport, Hampshire, PO12 2RT

A lovely three-bedroom semi-detached house situated in a highly sought-after part of Alverstoke, just a short distance from the seafront and within easy reach of well-regarded schools, including Bay House. This spacious home offers an exciting opportunity for a new owner to put their own stamp on the property. Inside, you'll find three generously sized double bedrooms, a modern family bathroom, and a large living area that enjoys views over the southerly facing garden. The property also benefits from a garage, providing useful storage or parking options. Homes in this desirable location are rarely available for long, so please contact the Gosport team to arrange your viewing. Phone lines open until 8pm.

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ENTRANCE HALL

WC

LIVING AREA 20' 1" x 12' 0" (6.13m x 3.68m)

KITCHEN 10' 0" x 9' 10" (3.06m x 3.02m)

STAIRS AND LANDING

BEDROOM ONE 12' 2" x 11' 0" (3.72m x 3.36m)

BEDROOM TWO 12' 2" x 8' 11" (3.72m x 2.73m)

BEDROOM THREE 9' 11" x 7' 2" (3.04m x 2.19m)

BATHROOM 8' 11" x 4' 10" (2.72m x 1.49m)

GARDEN 36' 1" (11m)

GARAGE

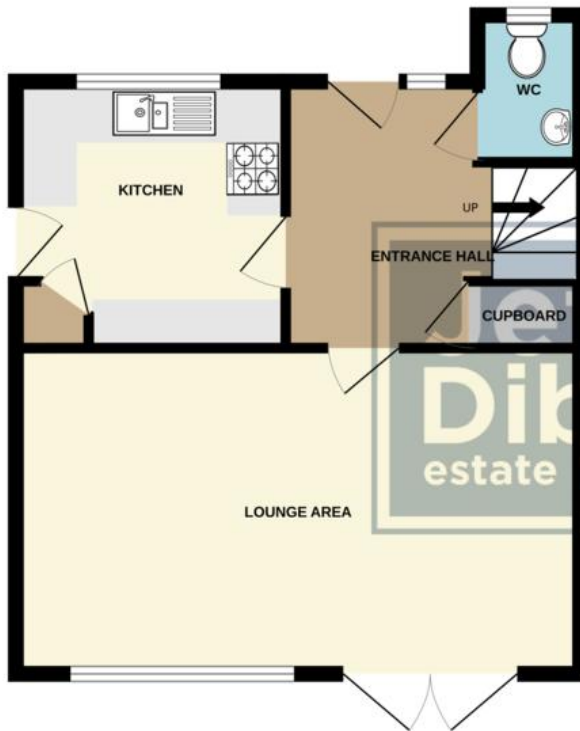
AGENTS NOTES Council tax Band

Freehold



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

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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