

**£239,999**

**26 St. Francis Road**

Alverstoke, Gosport, PO12 2UG



## PROPERTY SUMMARY

This well-proportioned two-bedroom house is located in a sought-after Alverstoke cul-de-sac, ideally positioned close to local schools, shops and within easy reach of the seafront. Offering a southerly facing garden and a garage, it represents an excellent first home or a comfortable downsizing option. The property is being sold with no onward chain and a viewing is strongly recommended to appreciate everything it has to offer. Please contact the Gosport team to arrange your viewing. Phone lines are open until 8pm.





#### Entrance Porch

Lounge/Diner 19' 7" max x 12' max ( 5.97m max x 3.66m max )

Kitchen 11' 10" max x 8' 2" max ( 3.61m max x 2.49m max )

#### Landing

Bedroom One 12' 1" max x 10' 7" max ( 3.68m max x 3.23m max )

Bedroom Two 12' 3" max x 8' 4" max ( 3.73m max x 2.54m max )

#### Shower Room

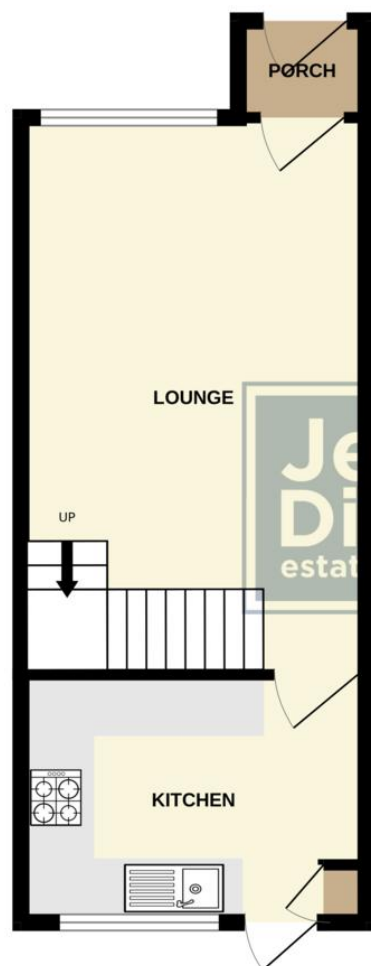
#### Garden

#### Garage

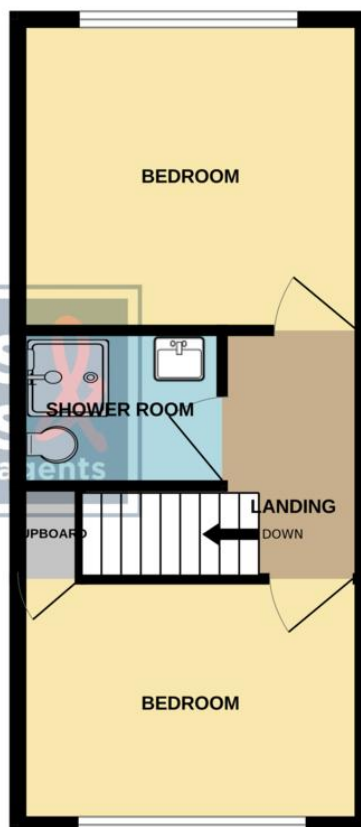




GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**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                                     |         | 92                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (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.

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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