

£400,000

43 Linden Grove

Alverstoke, Gosport, Hampshire, PO12 2ED

PROPERTY SUMMARY

We are excited to offer to the market this generously proportioned detached family home located on a sizeable plot, within the highly sought after and picturesque area of Alverstoke, Gosport. Situated just a short walk from the stunning Stokes Bay seafront and within catchment of favourable schools; this characterful home's location and it's mass potential are its strongest selling points. The property comprises of period features throughout, two spacious reception rooms, downstairs cloakroom, kitchen, conservatory, three double bedrooms, a large rear garden, off road parking, garage and so much more. Properties in this area are rare to the market, so please contact our friendly Gosport team TODAY to book your internal viewing.





PORCH

ENTRANCE HALL 10' 7" x 6' 6" (3.25m x 2.0m)

LOUNGE 13' 1" x 12' 1" (4.56m x 3.70m)

DINING ROOM 14' 11" x 11' 0" (4.57m x 3.37m)

KITCHEN 11' 7" x 6' 11" (3.55m x 2.12m)

CONSERVATORY 15' 2" x 10' 2" (4.64m x 3.11m)

STAIRS AND LANDING

MASTER BEDROOM 15' 1" x 12' 1" (4.60m x 3.70m)

BEDROOM TWO 12' 4" x 11' 1" (3.76m x 3.38m)

BEDROOM THREE 12' 3" x 6' 8" (3.74m x 2.04m)

SHOWER ROOM 6' 11" x 5' 6" (2.13m x 1.68m)

WC

GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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



OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk