



Alver Road, Gosport PO12 1QP

welcome to

Alver Road, Gosport

**** Three Bedrooms ** Enclosed Rear Garden ** Modern Fitted Kitchen ** Downstairs Bathroom ** Ensuite ****

Entrance Porch

Double glazed front door, inner glazed door.

Lounge/Diner

21' max x 11' 8" max (6.40m max x 3.56m max)

Double glazed window to the front, radiator, TV point, stairs to first floor, understairs cupboard, second radiator, double glazed door to rear garden.

Kitchen

10' 9" x 5' 10" (3.28m x 1.78m)

Double glazed window to the side, wall and base level units, integrated oven and hob with filter hood above, space for fridge/freezer, cupboard housing gas boiler, tiled surrounds.

Rear Lobby

Double glazed door to side aspect, cupboard housing dishwasher and washing machine.

Bathroom

Double glazed window to the rear, panelled bath with shower over, wash hand basin, low level WC, heated towel rail, tiled surrounds.





First Floor Landing

Doors to:

Bedroom 1

11' 9" x 10' 4" (3.58m x 3.15m)

Loft access, double glazed window to front aspect, radiator.

Bedroom 2

11' 11" x 5' 10" (3.63m x 1.78m)

Double glazed window to the side aspect, radiator, door to en-suite.

En-Suite

Double shower enclosure with twin shower heads, wash hand basin, low level WC, double glazed window to rear aspect, tiled surrounds and flooring.

Bedroom 3

Double glazed window, radiator.

Outside

To the front there is an open courtyard style paved garden. To the rear the garden is laid to lawn and enclosed to perimeters.



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Alver Road, Gosport

- Double Glazed
- Fitted Kitchen
- Ensuite
- Family Bathroom
- Excellent Condition

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£230,000



Total floor area 68.3 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS112888 - 0004

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