

Little Green Orchard, Alverstoke,
Gosport, Hampshire, PO12 2EY

£455,000



Linked Detached Bungalow

3 Good Size Bedrooms

Separate Dining Room

Car Hardstanding & Car Port

Gas Central Heating

Sought After Cul-De-Sac Location Near
Alverstoke Village

Spacious Lounge

Kitchen Breakfast Room

Conservatory

No Forward Chain

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Ground Floor



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Entrance Hall	13'1" (3.99m) x 8'6" (2.59m) widening to 21'4" (6.5m), PVCu double glazed door and window, vinyl flooring, airing cupboard with floor mounted gas central heating boiler, meter cupboard, radiator.
Cloakroom	8'11" (2.72m) x 4'0" (1.22m) W.C., vanity hand basin, heated towel rail, PVCu double glazed window, shelved cupboard, tiled splashbacks.
Lounge	22'1" (6.73m) x 12'11" (3.94m) Stone fireplace with electric fire, radiator, PVCu double glazed windows and French doors to garden, coved ceiling.
Dining Room	19'3" (5.87m) x 10'3" (3.12m) PVCu double glazed windows on twin aspect, radiator, .
Kitchen / Breakfast Room	18'10" (5.74m) x 9'7" (2.92m) 1 1/2 bowl sink unit, wall and base units with worksurface over, built in oven and separate oven/grill, 4 ring electric hob with extractor canopy over, plumbing for dishwasher, PVCu double glazed windows on twin aspect, tiled splashbacks, door to carport.
Conservatory	14'5" (4.39m) Max x 14'11" (4.55m) PVCu double glazed window, French doors to garden, ceramic tiled floor.
Bedroom 1	13'7" (4.14m) x 12'11" (3.94m) Range of fitted bedroom furniture, radiator, 2 PVCu double glazed windows and coved ceiling.
Bedroom 2	15'2" (4.62m) x 8'6" (2.59m) To Wardrobe PVCu double glazed window, wall to wall wardrobes with sliding doors, radiator.
Bedroom 3	12'10" (3.91m) x 10'10" (3.3m) PVCu double glazed window, radiator.
Bathroom	7'11" (2.41m) x 8'1" (2.46m) Panelled bath, separate shower cubicle, vanity hand basin, low level W.C., heated towel rail, tiled splashbacks.
OUTSIDE	
Front Garden	With lawn and flower borders, block paved path. Carport with single door to:
Workshop	14'2" (4.32m) x 9'2" (2.79m)
Rear & Side Gardens	Laid to a variety of shrubs and plants, lawn, timber shed, summer house.
Tenure	Freehold.
Council Tax	Band E.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Full Energy Performance Certificate
available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.