



Brodrick Avenue, Alverstoke, Gosport, Hampshire, PO12 2EN  
£750,000 Freehold





## Measurements

Entrance Porch

Entrance Hall

Cloakroom

Sitting Room 14'7" (4.45m) Into Bay x 23'9" (7.24m) Into Bay

Lounge 16'10" (5.13m) Into Bay x 12'10" (3.91m)

Kitchen / Dining Room 14'5" (4.39m) x 9'7" (2.92m)

Utility Room

ON THE 1ST FLOOR

Landing

Bedroom 1 16'9" (5.11m) Into Bay x 9'8" (2.95m) To Wardrobe

Bedroom 2 12'1" (3.68m) x 11'11" (3.63m) Into Recess

Bedroom 3 11'10" (3.61m) x 11'6" (3.51m) Into Recess

Bedroom 4 9'8" (2.95m) x 7'8" (2.34m)

Bathroom

Shower

OUTSIDE

Front Garden

Rear Garden

Double Garage 22'6" (6.86m) x 15'0" (4.57m)

## Selling? Can we help?



# Main Features

Sought After Residential Location

Detached House

Four Bedroom

Two Reception Rooms




Cloakroom & Utility Room

Wider Than Average Frontage

Good Size Lawned Rear Garden

Driveway

Double Garage

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

A detached house in a sought after residential location with potential to extend (subject to obtaining planning approval). This property offers 2 receptions rooms with at sitting room with 2 bay windows to the rear overlooking the garden. The kitchen has built in NEF oven, microwave and 4 ring hob and integral fridge/freezer and dishwasher. There is a separate utility room with a new boiler and a ground floor cloakroom. Upstairs are 3 double bedrooms and a good size single. The main bathroom has a bath with shower over. Outside the front is wider than average with garden area and a driveway leading to a double garage. The large rear garden has lawn, borders and an air raid shelter.



## Family Business Established 1969

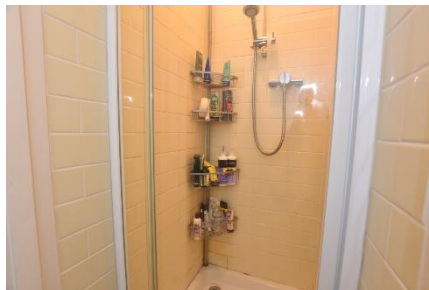




# Property Information

Council Tax Band F

Freehold



## Further Properties Wanted

