

Brodrick Avenue, Alverstoke,
Gosport, Hampshire, PO12 2EN

£725,000



Sought After Residential Location
Four Bedroom
Cloakroom & Utility Room
Good Size Lawned Rear Garden
Double Garage

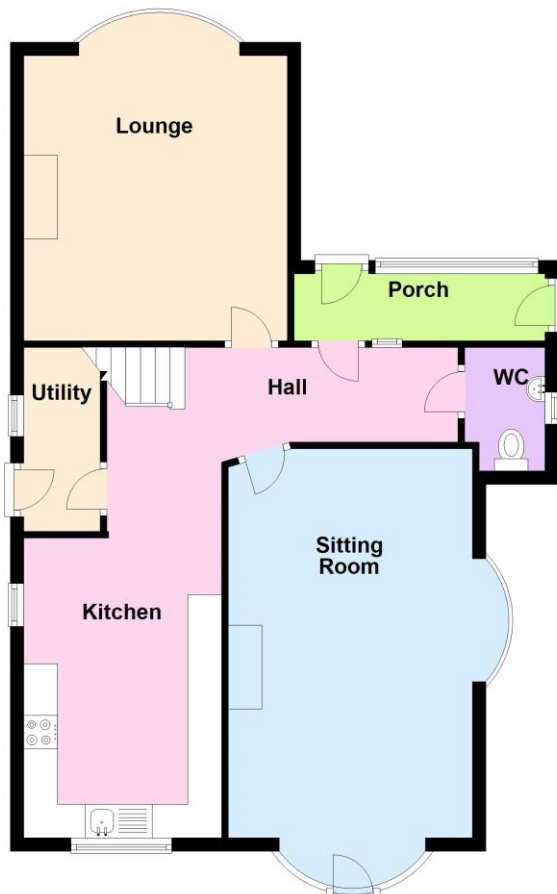
Detached House
Two Reception Rooms
Wider Than Average Frontage
Driveway

023 9258 5588

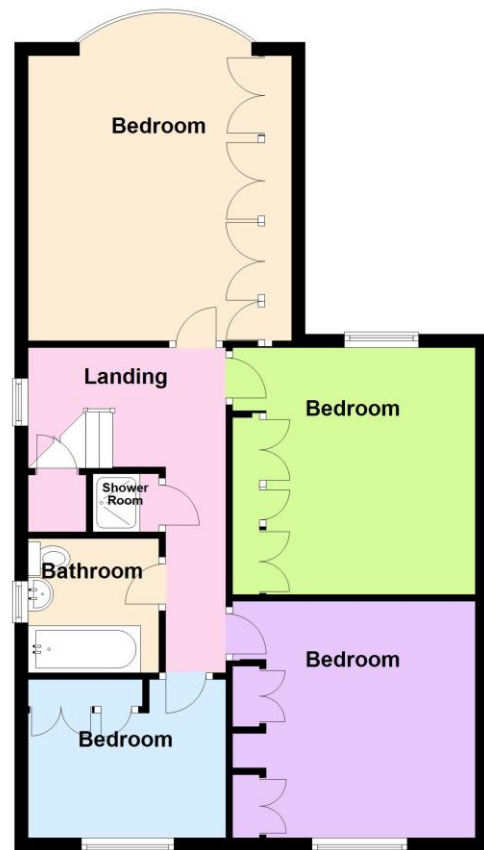
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Ground Floor



First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed front door and window, Georgian style glazed inner door to:
Entrance Hall	Double radiator, stairs to first floor, picture rail, coved ceiling, small understairs cupboard.
Cloakroom	W.C., radiator, port hole window, 1/2 tiled walls.
Sitting Room	14'7" (4.45m) Into Bay x 23'9" (7.24m) Into Bay PVCu double glazed bay window overlooking the rear garden with door, fireplace with cast iron inset and tiled feature, marble hearth, beamed ceiling, 2 radiators.
Lounge	16'10" (5.13m) Into Bay x 12'10" (3.91m) PVCu double glazed window, 2 radiators, picture rail, beam ceiling.
Kitchen / Dining Room	14'5" (4.39m) x 9'7" (2.92m) Single drainer sink unit, wall and base cupboards with worksurface over, built in NEF oven and microwave, 4 ring electric hob with cooker hood over, radiator, PVCu double glazed window, port hole window, integrated fridge and freezer, tiled splashbacks, built in dishwasher.
Utility Room	Plumbing for washing machine, new wall mounted Vaillant gas central heating boiler, Georgian style glazed door to garden.
ON THE 1ST FLOOR	
Landing	Airing cupboard, radiator, access to loft space with pull down loft ladder.
Bedroom 1	16'9" (5.11m) Into Bay x 9'8" (2.95m) To Wardrobe plus recess, PVCu double glazed window, built in wall to wall wardrobes, vanity hand basin, 2 radiators.
Bedroom 2	12'1" (3.68m) x 11'11" (3.63m) Into Recess PVCu double glazed window, radiator, built in cupboard, picture rail.
Bedroom 3	11'10" (3.61m) x 11'6" (3.51m) Into Recess PVCu double glazed window, radiator, built in cupboards.
Bedroom 4	9'8" (2.95m) x 7'8" (2.34m) PVCu double glazed window, radiator, picture rail.
Bathroom	Antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, 1/2 tiled walls.
Shower	Separate shower cubicle access from landing, tiled walls.
OUTSIDE	
Front Garden	Brick front wall, block paved path and driveway, lawn, flower and shrub borders, side pedestrian gate to:
Rear Garden	With lawn, flower and shrub borders, brick paved patio, air raid shelter.

Double Garage

Services

Tenure

Council Tax

Property Information

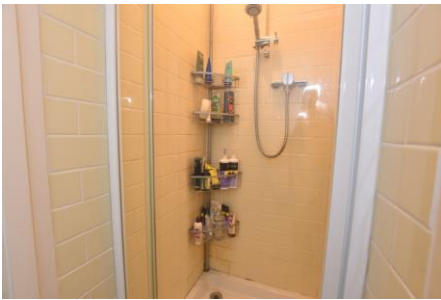
22'6" (6.86m) x 15'0" (4.57m) Window and door to side, electric LED lighting,

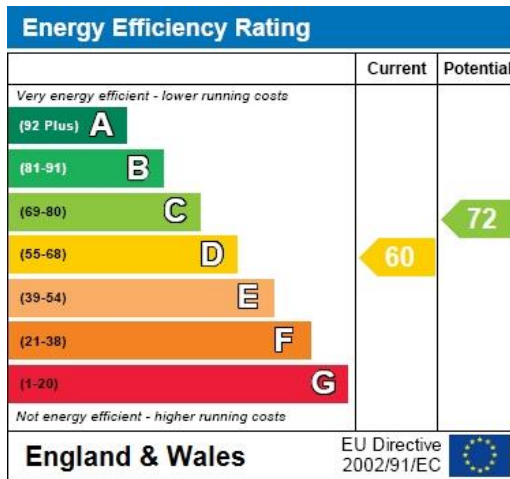
We understand that this property is connect to mains gas, electric, water and sewage.

Freehold.

Band F.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>





Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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.