

Sherwin Walk, Alverstoke,
Gosport, Hampshire, PO12 2EF

£525,000



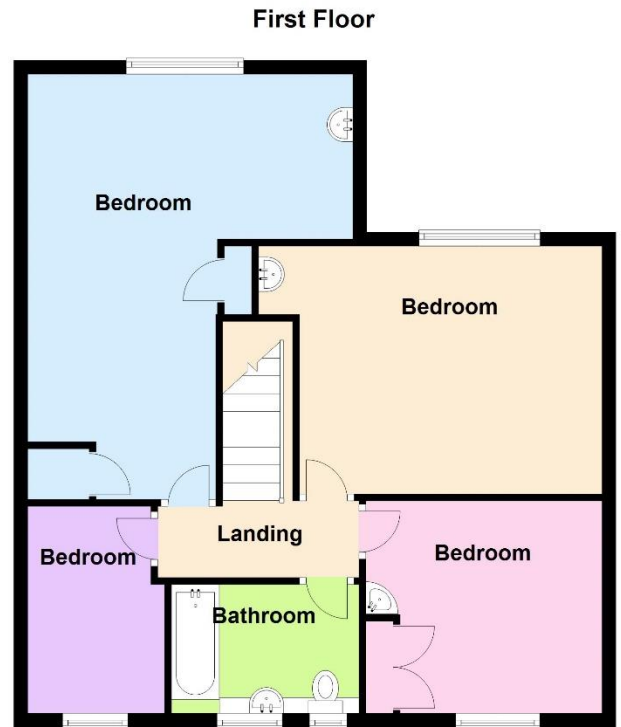
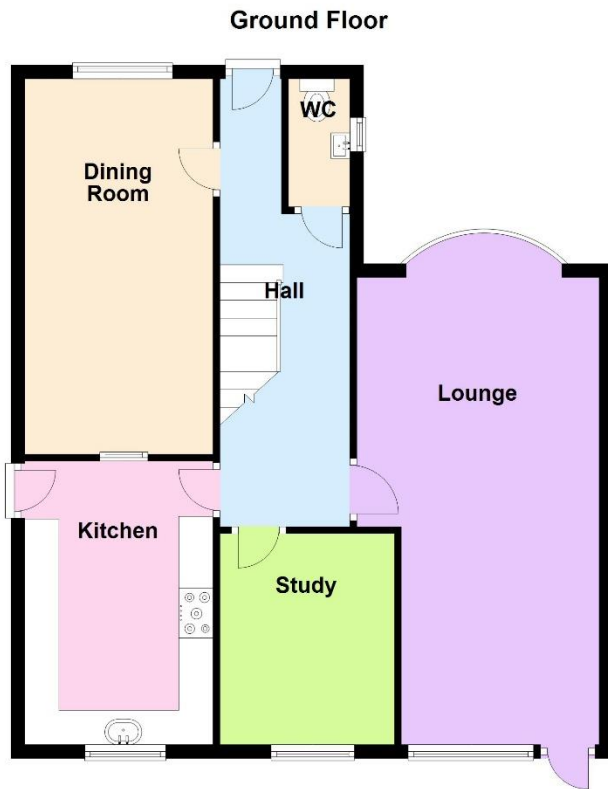
Detached House
Three Reception Rooms
Ground Floor Cloakroom
PVCu Double Glazing
No Forward Chain

Four Bedrooms
Spacious Bathroom
Double Garage
Bay House School Catchment

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Entrance Hall	Composite front door, radiator, stairs to first floor, understairs cupboard, coved ceiling.
Cloakroom	WC., hand basin, PVCu double glazed window, radiator, wall cupboard.
Lounge	23'5" (7.14m) Into Bay x 11'7" (3.53m) Twin aspect room with PVCu double glazed windows and door to garden, 2 radiators, 3 wall lights, coved ceiling.
Study	10'0" (3.05m) x 8'4" (2.54m) PVCu double glazed window, radiator, coved ceiling.
Dining Room	18'0" (5.49m) x 8'11" (2.72m) PVCu double glazed window, double radiator, coved ceiling.
Kitchen	13'6" (4.11m) x 8'11" (2.72m) Single bowl sink, wall and base cupboards with worksurface over, built in oven and 5 ring gas hob with cooker extractor canopy over, plumbing for washing machine, PVCu double glazed window and door to sideway, wall mounted gas boiler.
ON THE 1ST FLOOR	
Landing	Access to loft space, radiator, coved ceiling.
Bedroom 1	14'6" (4.42m) x 12'1" (3.68m) PVCu double glazed window, radiator, vanity hand basin, coved ceiling.
Bedroom 2	20'4" (6.2m) x 9'0" (2.74m) widening to 15'7", L shaped, PVCu double glazed window, double radiator, coved ceiling, storage cupboard, airing cupboard.
Bedroom 3	11'3" (3.43m) x 9'11" (3.02m) PVCu double glazed window, vanity hand basin, radiator, built in cupboard.
Bedroom 4	9'10" (3m) x 6'8" (2.03m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	8'10" (2.69m) x 6'2" (1.88m) Panelled bath, vanity hand basin, low level W.C., tiled splashbacks, 2 PVCu double glazed windows, radiator.
OUTSIDE	
Front Garden	With lawn and shrub borders, side pedestrian gate, large lawned area to side of property.
Rear Garden	With lawn, flower and shrub borders, patio.
Garage	15'10" (4.83m) x 8'10" (2.69m) Cantilever door, personal door, power and light.
Tenure	Freehold.
Council Tax	Band F.

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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.