

Paget Road, Alverstoke,
Gosport, Hampshire, PO12 2LN

£470,000



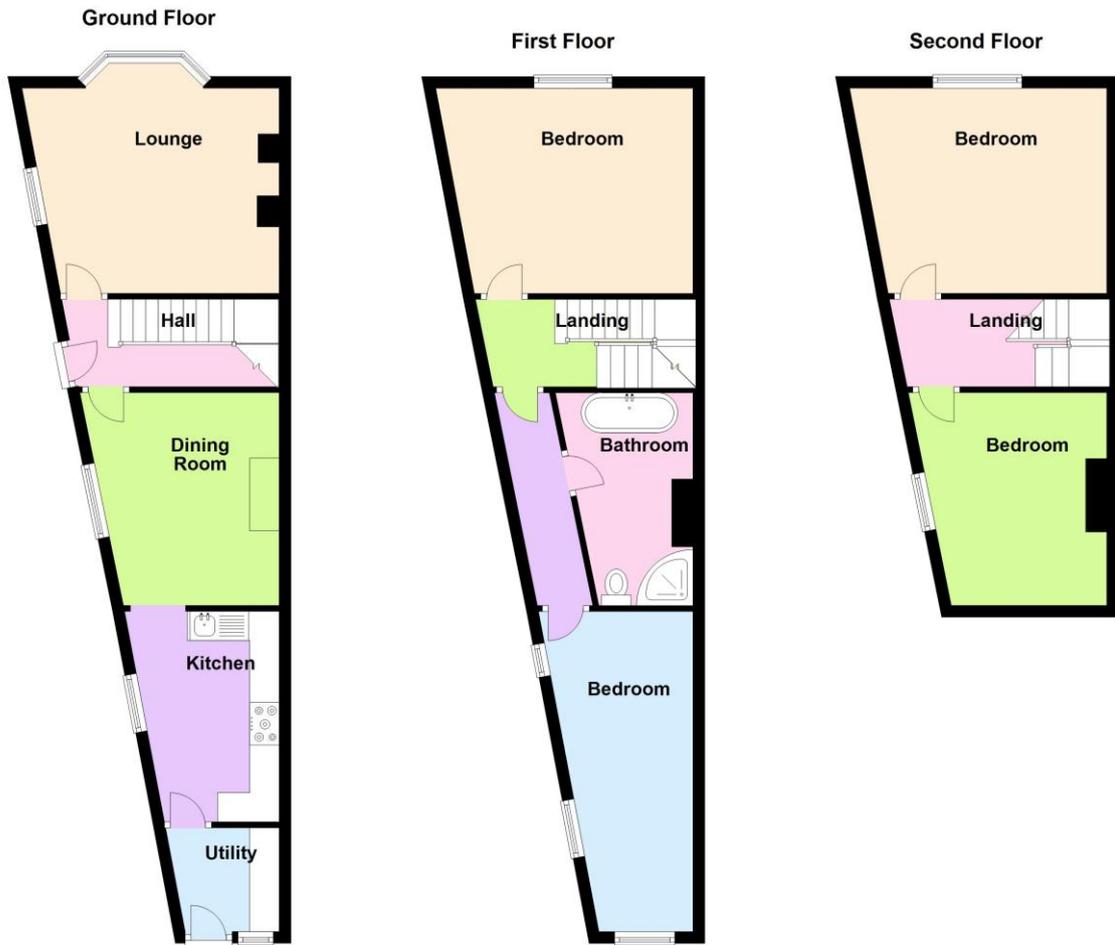
Individual Residents In Village Location
Two Reception Rooms
Courtyard Garden
Gas Central Heating
Well Presented Accommodation

Four Bedrooms
Modern Kitchen & Re-Fitted Bathroom
Garage & Separate Workshop
Potential Parking Space For Small Car
No Forward Chain

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

Agents Note

Several rooms of this property taper off on the outside wall, therefore we have taken the measurements to show the approx average measurement, taken from the middle of each of these rooms.

Entrance Hall

Radiator, laminate flooring, stairs to first floor with timber balustrade, understairs cupboard.

Lounge

13'2" (4.01m) Into Bay x 11'11" (3.63m) Twin aspect room with sash window to front, 2 fitted cupboards and book shelving to side of chimney, laminate flooring, double radiator.

DiningRoom

11'11" (3.63m) x 8'6" (2.59m) Cast iron fireplace with tiled hearth, fitted cupboards to side of chimney breast, sash window, laminate window, picture rail, coved ceiling, ceiling, rose, radiator.

Kitchen

8'6" (2.59m) x 7'7" (2.31m) Modern fitted kitchen with composite sink unit, wall and base cupboards with worksurface over, range cooker to remain with extractor canopy over, plumbing for dishwasher, ceramic tiled floor.

Utility Room

5'10" (1.78m) x 6'1" (1.85m) Space for fridge/freezer, plumbing for washing machine, door to rear courtyard, ceramic tiled floor, wall mounted gas central heating boiler.

ON THE 1ST FLOOR

Landing

Oak flooring, stairs to 2nd floor with balustrade.

Bedroom 1

13'1" (3.99m) x 11'6" (3.51m) Sash window, radiator, 2 wall uplighters.

Bathroom

Panelled bath, separate shower cubicle, hand basin, low level W.C., heated towel rail, built in cupboard to fireplace, extractor fan, tiled splashbacks.

Inner Hall

With sash window, radiator, oak flooring.

Bedroom 4

18'3" (5.56m) x 7'2" (2.18m) Twin aspect room with 3 windows and radiator.

ON THE 2ND FLOOR

Landing

With access to loft space, oak flooring.

Bedroom 2

13'3" (4.04m) x 11'7" (3.53m) Sash window, radiator.

Bedroom 3

11'10" (3.61m) x 8'5" (2.57m) Plus Recess, radiator, sash window.

OUTSIDE

Front Garden

Iron railings and gate, raised flower borders, concrete area.

Rear Garden

With brick paved courtyard, outside W.C., side gate. Further courtyard area with double timber gates to potential hardstanding for small car. Further double gate, flagstone paving.

Garage

12'9" (3.89m) x 9'4" (2.84m)

Workshop

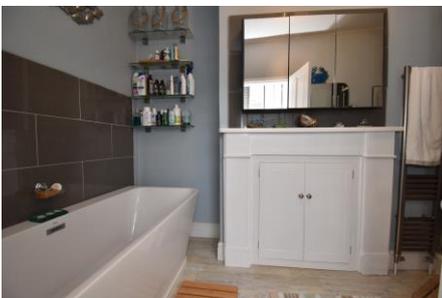
13'0" (3.96m) x 12'0" (3.66m) With loft storage and personal door.

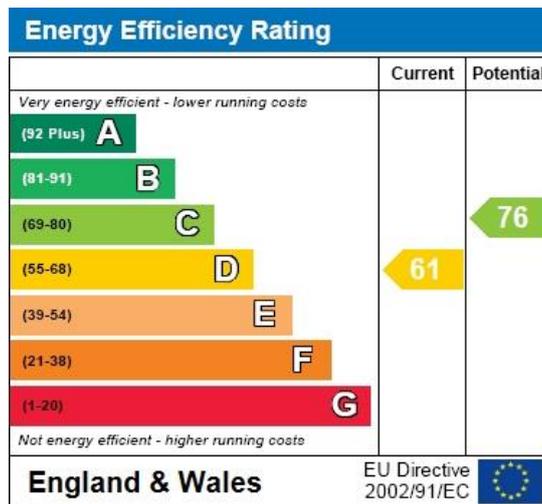
Tenure

Freehold.

Council Tax

Band D.





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 you legal representative to confirm this information before exchanging contracts.