

The Avenue, Alverstoke,
Gosport, Hampshire, PO12 2JY

£425,000



Alverstoke Village Location & Conservation Area

Well Presented Interior

Three Bedrooms

Parking For Four Cars

Good Schools Nearby

Extended Property

Lounge & Kitchen / Family Room

Cloakroom & Modern First Floor Bathroom

Low Maintenance Garden

Convenient To Stokes Bay Sea Front

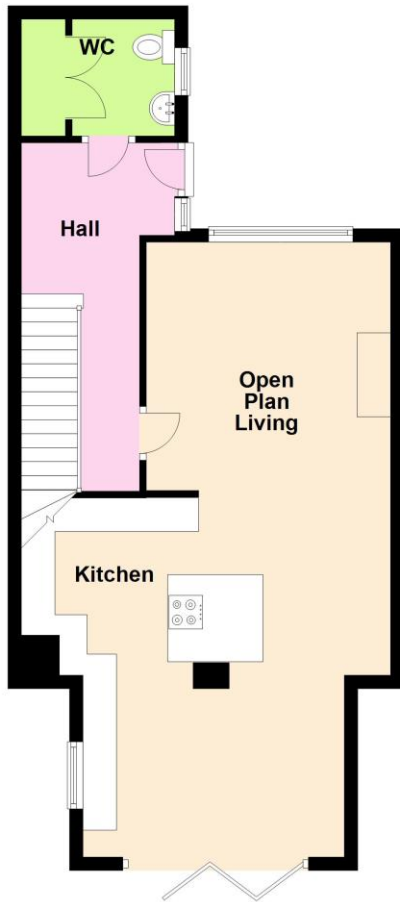
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6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

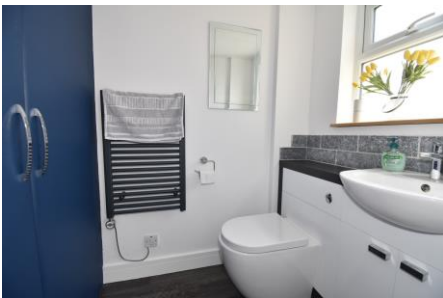
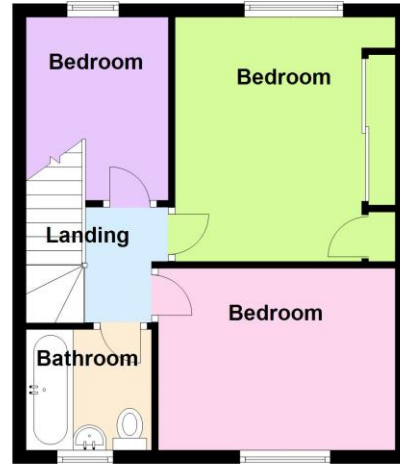
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Ground Floor



First Floor



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

Entrance Hall	Radiator, composite front door with double glazed panel to side, understairs storage cupboard, fitted cupboards with space for dryer and ironing board, stairs to first floor, laminate flooring.
Cloakroom	PVCu double glazed window, vanity hand basin, low level W.C. with concealed cistern, double storage cupboard, heated towel rail, laminate flooring.
Lounge	11'11" (3.63m) x 11'11" (3.63m) PVCu double glazed window with fitted shutters, double radiator, marble hearth and wood burner.
Kitchen / Family Room	18'10" (5.74m) x 18'0" (5.49m) narrowing to 12'8" (3.86m), Fitted white fronted units with base units with Compac Quartz worksurface over, built in oven and additional microwave, 4 ring induction hob, integrated fridge/freezer, wine cooler, integrated washing machine and dishwasher, 2 tall standing radiators, PVCu double glazed window, bi-fold doors to garden, 2 velux windows, Karndean flooring, breakfast bar.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'8" (3.86m) x 8'6" (2.59m) To Wardrobe PVCu double glazed window with fitted shutters, radiator, cupboard with gas central heating boiler, built in wardrobe with sliding doors.
Bedroom 2	11'7" (3.53m) x 8'10" (2.69m) PVCu double glazed window with shutter blinds, radiator.
Bedroom 3	8'11" (2.72m) x 7'1" (2.16m) PVCu double glazed window with fitted shutters, radiator.
Bathroom	6'1" (1.85m) x 5'5" (1.65m) Re-fitted bathroom with white suite of panelled bath with separate shower over with rain shower head, vanity hand basin, low level W.C., PVCu double glazed window, ceramic tiled floor with under floor heating, tiled walls.
OUTSIDE	
Front Garden	Block paved hardstanding with space for several cars, artificial grass.
Garage	With electric roller door.
Rear Garden	With paved patio, path, pedestrian gate to rear.
Agents Note	Please note that there is a section of the rear garden, that the neighbours have access over and the current owners will reinstate the fence.
Services	We understand that this property is connect to mains gas, electric, water and sewage.

Tenure

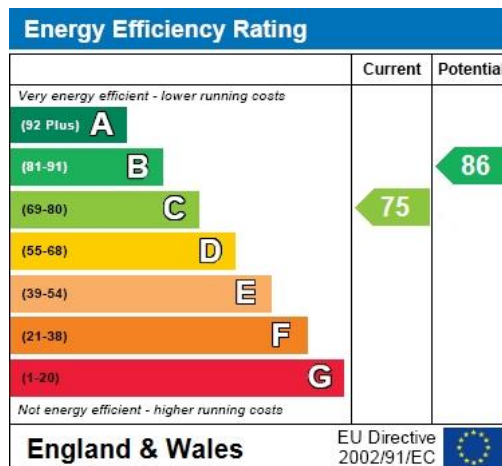
Freehold.

Council Tax

Band D.

Property Information

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:

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.