

Spithead Avenue, Alverstoke,  
Gosport, Hampshire, PO12 2UW

Offers In Excess Of  
£399,000



Extended Accommodation

Open Plan Living Area

Ground Floor Bedroom With En-Suite  
Shower Room

Off Road Parking & Garage

Popular Cul-De-Sac Location

Three / Four Bedrooms

Utility Room

First Floor Family Bathroom

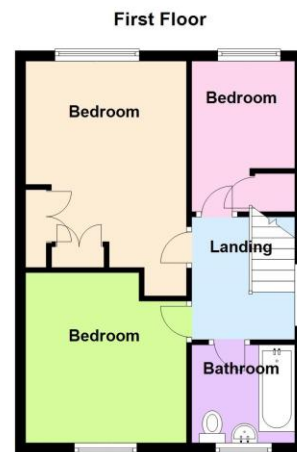
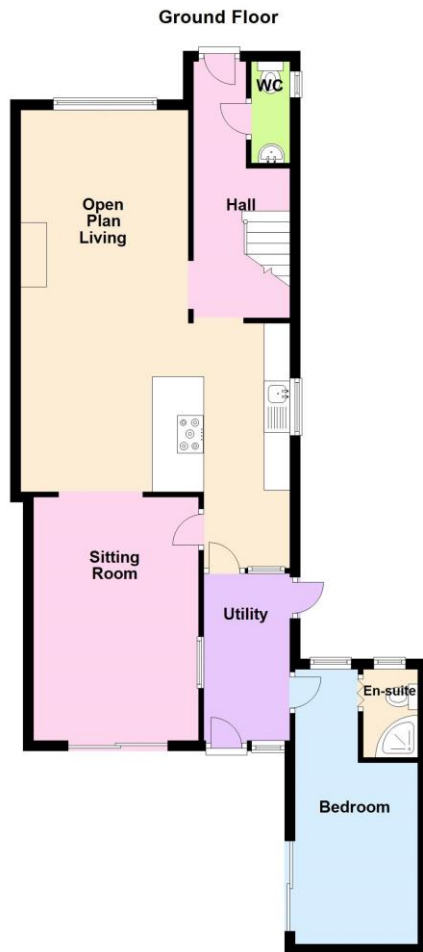
Cloakroom

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Entrance Hall	Composite front door, double radiator, understairs cupboard, stairs to first floor with spindled balustrade and covered ceiling.
Cloakroom	Vanity hand basin, low level WC., PVCu double glazed window, tiled walls.
Lounge	12'8" (3.86m) x 10'7" (3.23m) PVCu double glazed bow window, wood burning stove with brick fire surround, stone tiled floor, coved ceiling, under floor heating.
Kitchen / Dining Room	16'11" (5.16m) x 11'0" (3.35m) widening to 15'7" (4.75m), Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, recess for range style electric cooker, space for American style fridge/freezer, stone tiled floor, PVCu double glazed window, coved ceiling, under floor heating.
2nd Lounge	15'3" (4.65m) x 10'6" (3.2m) PVCu double glazed patio door to garden, coved ceiling, electric panel heater.
Utility Room	10'6" (3.2m) x 4'9" (1.45m) PVCu double glazed door to sideway, door to rear garden, plumbing for washing machine, space for dryer.
Bedroom 4 / Annex	8'2" (2.49m) x 11'5" (3.48m) widening to 17'5" (5.31m), PVCu double glazed window, patio doors to garden, stone tiled floor, coved ceiling, under floor heating.
Shower Room	With shower cubicle, W.C. with inset hand basin to top, PVCu double glazed window, stone tiled floor, splashbacks.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, coved ceiling.
Bedroom 1	13'2" (4.01m) x 10'2" (3.1m) PVCu double glazed window, radiator, airing cupboard, fitted wardrobes and cupboards, coved ceiling.
Bedroom 2	11'6" (3.51m) x 10'4" (3.15m) PVCu double glazed window, storage heater, radiator, coved ceiling.
Bedroom 3	6'6" (1.98m) x 6'10" (2.08m) widening to 9'7" (2.92m), PVCu double glazed window, radiator, overstairs cupboard, coved ceiling.
Bathroom	White suite of panelled bath with shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, heated towel rail, coved ceiling.
OUTSIDE	
Front Garden	With block paved hardstanding, laid to decorative stones.

Garage

With cantilever door, power and light, personal door to inner courtyard.

Rear Garden

With brick paved patio, lawn, raised borders.

Agents Note

There is gas central heating boiler installed to the property with radiators, but presently this is not used by the owners who have had the gas meter removed. The property is being heated by a solid fuel burner in the lounge for the ground floor open plan living area and electric heaters upstairs.

Services

We understand that this property is connect to mains gas (currently no meter), electric, water and sewage.

Tenure

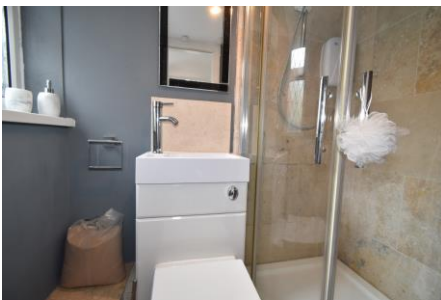
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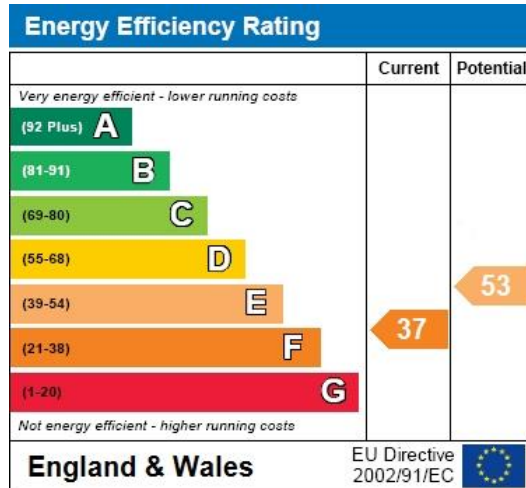
Council Tax

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:
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.