

Oval Gardens, Alverstoke,
Gosport, Hampshire, PO12 2RB

£382,000



Semi Detached House Extended
Accommodation

Spacious Lounge & Two Further Reception
Rooms

Ground Floor Cloakroom / Utility Room

PVCu Double Glazing & Gas Central
Heating

Conveniently Located For Oval Gardens,
Stanley Park & Stokes Bay

023 9258 5588

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Email: office@dimon-estate-agents.co.uk

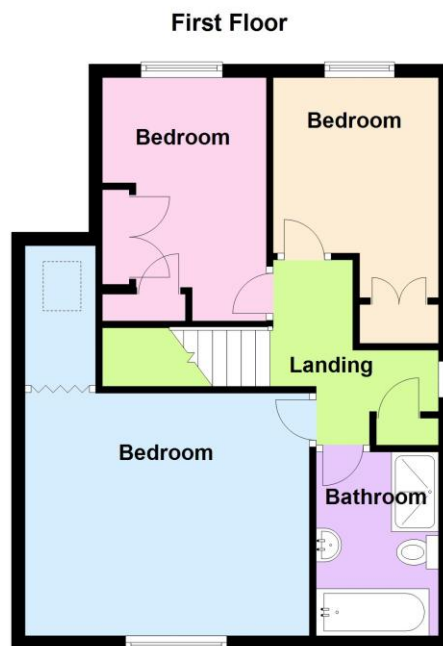
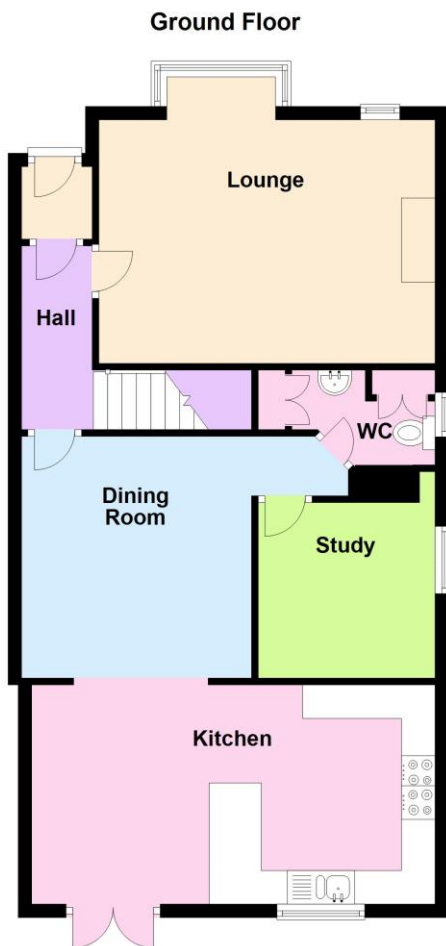
Three Bedrooms

Kitchen / Breakfast Room

First Floor Bathroom

Potential For Off Road Parking

Bay House School Catchment



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Entrance Porch	PVCu double glazed front door, timber flooring, PVCu double glazed inner door to:
Entrance Hall	Radiator, laminate flooring, stairs to first floor.
Lounge	13'10" (4.22m) Into Bay x 16'4" (4.98m) PVCu double glazed bay window with window seat, fire surround with marble style inset and hearth, gas fire, timber flooring.
Dining Room	12'4" (3.76m) x 11'2" (3.4m) Radiator, understairs storage cupboard, Karndean flooring, archway to kitchen/breakfast room.
Study	8'7" (2.62m) x 8'7" (2.62m) PVCu double glazed window, timber flooring.
Cloakroom	Low level W.C., pedestal hand basin, PVCu double glazed window, boiler cupboard with shelving, storage cupboard with plumbing for washing machine.
Kitchen / Breakfast Room	19'8" (5.99m) x 10'7" (3.23m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, range cooker to remain, cooker extractor canopy, space for fridge/freezer, plumbing for dishwasher, PVCu double glazed window, French doors to garden, radiator, Karndean flooring.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, timber flooring, access to loft space, additional storage area over stairwell, shelved cupboard.
Bedroom 1	12'6" (3.81m) x 11'4" (3.45m) PVCu double glazed window, radiator, wardrobe to remain, timber flooring.
Study Area off	3'5" (1.04m) x 6'0" (1.83m) Into skeliling ceiling, Velux window, radiator, Karndean flooring, storage cupboards.
Bedroom 2	12'0" (3.66m) x 7'11" (2.41m) PVCu double glazed window, radiator, timber flooring, picture rail, fitted wardrobe.
Bedroom 3	8'1" (2.46m) x 9'10" (3m) Max to wardrobe, narrowing to 8`6 (2.59m), PVCu double glazed window, radiator, timber flooring.
Bathroom	8'6" (2.59m) x 5'11" (1.8m) White suite of panelled bath, vanity hand basin, low level W.C., double size shower cubicle, aqua panel splashbacks, tiled splashbacks, PVCu double glazed window, extractor fan, ceramic tiled floor, heated towel rail.
OUTSIDE	
Front Garden	With brick wall and iron gate, block paving, pedestrian access to rear garden.

Agents Note

The owners have advised that there is a dropped down kerb and there may be the potential to create a small hardstanding in front of the bay. If the current shed and front wall were removed, there is approx 7'5 width from the bay to the pavement.

Rear Garden

With paving and raised flower beds, timber shed to remain, flower and shrub borders.

Services

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

Tenure

Freehold.

Council Tax

Band C.

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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.