

Privett Road, Alverstoke,  
Gosport, Hampshire, PO12 3ST

£465,000



Three Bedroom Semi Detached House

Newly Fitted Kitchen / Dining Room

Ground Floor Cloakroom & Newly Fitted  
Main Shower Room

22`6 x 15`10 Games Room At Bottom Of  
Garden

Rear Garden Of Sunny Aspect

Spacious Lounge

En-Suite Shower Room To Bedroom 1

Attached Garage & Good Size Driveway  
With Space For Many Vehicles

Gas Central Heating

**023 9258 5588**

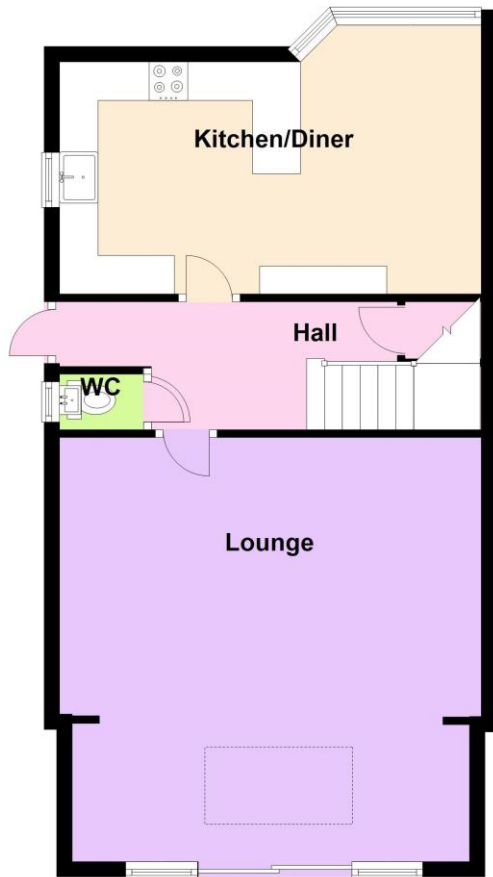
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**Ground Floor**



**First Floor**



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

Entrance Hall	PVCu double glazed front door, radiator, understairs cupboard, stairs to first floor.
Cloakroom	With W.C. with integrated hand basin, wall mounted Vaillant gas central heating boiler, PVCu double glazed window, ½ tiled walls, extractor fan.
Lounge	17'11" (5.46m) x 17'10" (5.44m) narrowing to 16`9 (5.11m), PVCu double glazed patio door with adjoining windows, PVCu double glazed side window, 2 radiators, roof windows.
Kitchen / Dining Room	17'11" (5.46m) x 9'10" (3m) widening to 11`7 (3.53m), Newly fitted kitchen units with butler sink, wall and base units with worksurface over, built in Neff oven and 5 ring gas hob, extractor canopy over, integrated dishwasher, washing machine, recess for American style fridge/freezer, breakfast bar, tiled splashbacks, PVCu double glazed window, radiator, laminate flooring.
<b>ON THE 1ST FLOOR</b>	
Landing	helved cupboard, access to loft space with pull down loft ladder.
Bedroom 1	11'7" (3.53m) To Wardrobe x 10'11" (3.33m) Built in wardrobes, PVCu double glazed window, radiator.
En-Suite Shower Room	8'7" (2.62m) x 3'10" (1.17m) Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, aqua panel splashbacks, heated towel rail.
Bedroom 2	9'11" (3.02m) x 9'0" (2.74m) PVCu double glazed window, radiator.
Bedroom 3	9'10" (3m) x 8'6" (2.59m) PVCu double glazed window, radiator.
Shower Room	Newly fitted shower room with shower cubicle, vanity hand basin, low level W.C., 2 PVCu double glazed windows, tiled walls and floor, extractor fan, shaver point, heated towel rail.
<b>OUTSIDE</b>	
Front Garden	With tarmac driveway, concreted area, area laid to stone chippings, space for several cars.
Garage	15'1" (4.6m) x 8'10" (2.69m) With electric roller door, PVCu double glazed window, power and light.
Rear Garden	Of sunny aspect with patio, lawn and flower borders, plastic shed, further patio to the rear in front of:
Games Room / Home Office	22'6" (6.86m) x 15'10" (4.83m) PVCu double glazed French doors, 2 single doors, windows, 3 skylight windows.

Services

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

Tenure

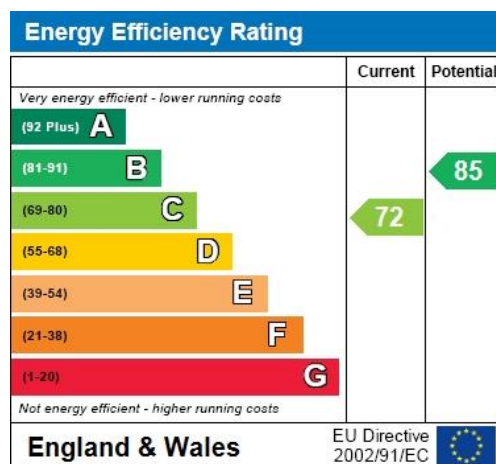
Freehold.

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:

[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.