

Repton Close, Alverstoke,  
Gosport, Hampshire, PO12 2RY

£375,000



Well Presented Family Home With Three Bedrooms

Modern Fitted Kitchen / Dining Room

Ground Floor Cloakroom & First Floor Luxury Bathroom

Low Maintenance Landscaped Rear Garden

Gomer Infant & Junior School Catchment Area

Lounge

Conservatory

Gas Central Heating & PVCu Double Glazing

Parking For Several Cars & Converted Garage To Office & Utility

Convenient To Stokes Bay & Stanley Park

**023 9258 5588**

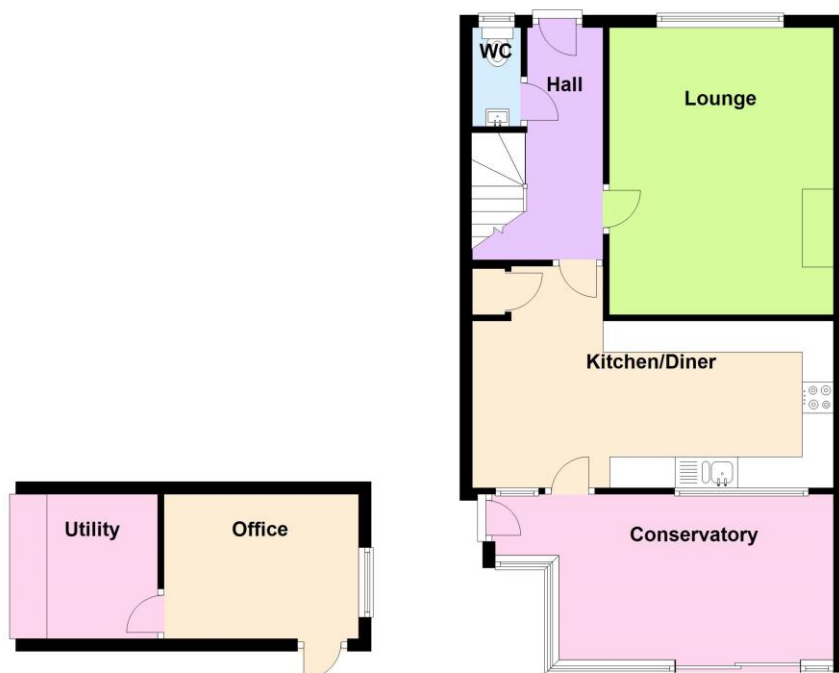
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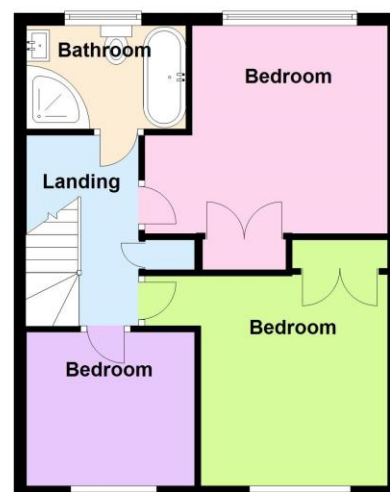
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**Ground Floor**



**First Floor**



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, 1/2 height panelling, stairs to first floor, coved ceiling, LVT flooring.
Cloakroom	Low level W.C with concealed cistern, vanity hand basin, 1/2 height panelling, PVCu double glazed window, coved ceiling, chrome heated towel rail and LVT flooring.
Lounge	15'1" (4.6m) x 11'10" (3.61m) PVCu double glazed window, 2 tall standing radiators, coved ceiling, LVT flooring.
Kitchen / Dining Room	19'0" (5.79m) x 8'10" (2.69m) 1 1/2 bowl sink unit, white fronted wall and base units with worksurfaces over, built in oven and separate microwave, induction hob, extractor canopy, integrated dishwasher, tiled splashbacks, PVCu double glazed window and door to conservatory, radiator, storage cupboard, LVT flooring.
Conservatory	14'8" (4.47m) Plus Recess x 8'10" (2.69m) PVCu double glazed window and patio door to garden, PVCu double glazed personal door, polycarbonate roof and LVT flooring.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard, coved ceiling, 1/2 height panelling.
Bedroom 1	10'11 (3.33m) To cupboard x 12'9 (3.89m) narrowing to 9'11 (2.77m), PVCu double glazed window, radiator, built in double cupboard, coved ceiling.
Bedroom 2	11'0" (3.35m) x 9'9" (2.97m) Plus Recess PVCu double glazed window, built in double cupboard, radiator and coved ceiling.
Bedroom 3	9'1" (2.77m) x 8'0" (2.44m) PVCu double glazed window, radiator, coved ceiling LVT flooring and panelling to one wall.
Bathroom	8'4" (2.54m) x 5'5" (1.65m) 4 Piece suite of panelled bath with mixer tap, 2 insert shelves and mirror television, W.C with concealed cistern, vanity hand basin with cupboards under, separate shower cubicle, chrome heated towel rail, tiled walls and floor, PVCu double glazed window.
OUTSIDE	
Front Garden	Laid to stone chippings with space for several cars, side pedestrian access to:
Rear Garden	Landscaped with good size paved patio and artificial grass, outside power point,
Converted Garage / Office And Utility	
Office Area	10'2" (3.1m) x 7'2" (2.18m) With PVCu double glazed window and door, coved ceiling and vinyl flooring, door to:

## Utility Area

7'4" (2.24m) x 6'11" (2.11m) Electric roller door, sink unit, work surface and base unit, plumbing for washing machine and space for dryer, splashbacks.

## Services

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

## Tenure

Freehold.

## Council Tax

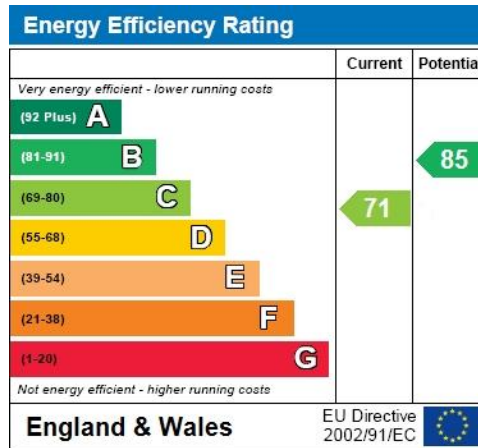
Band C.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>







Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.