

Mount Pleasant Road, Alverstoke,  
Gosport, Hampshire, PO12 2HP

£264,000



Semi Detached House

Two Bedrooms

First Floor Shower Room

PVCu Double Glazing

Outside Workshop & Hobbies Room

Popular Residential Location

Spacious Lounge / Dining Room

Gas Central Heating

Rear Lean-To With Disabled Ramp Access  
To Large Cloakroom

No Forward Chain

**023 9258 5588**

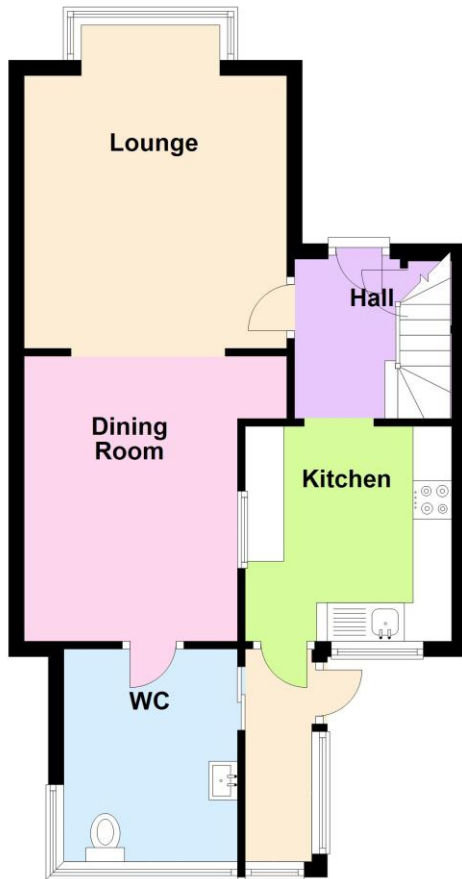
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

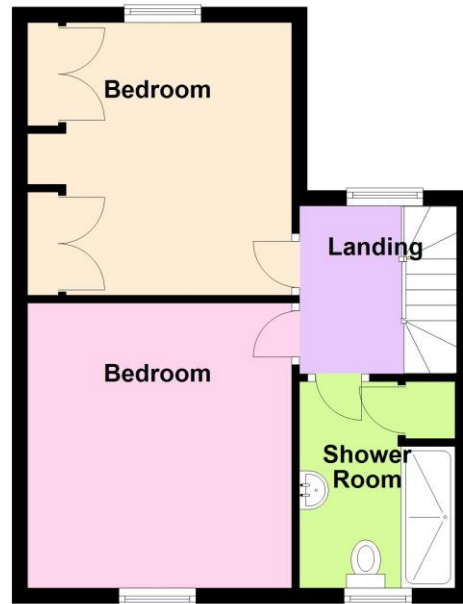
To view all our properties visit:

**[www.GosportProperty.com](http://www.GosportProperty.com)**

**Ground Floor**



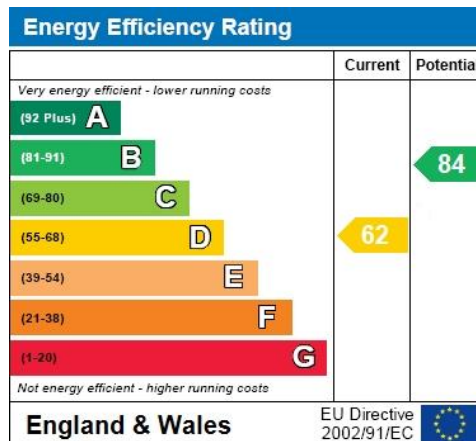
**First Floor**



**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, radiator, understairs cupboard, stairs to first floor.
Lounge / Dining Room	
Lounge Area	14'1" (4.29m) Into Bay x 11'2" (3.4m) PVCu double glazed window, radiator, coved ceiling.
Dining Area	12'0" (3.66m) x 9'1" (2.77m) Built in cupboard and shelf unit, radiator, coved ceiling, PVCu double glazed door to cloakroom.
Kitchen	8'11" (2.72m) x 8'7" (2.62m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, integrated fridge, integrated washing machine, tiled splashbacks, wall mounted gas central heating boiler.
Rear Lean-To	With lobby, PVCu double glazed door, space for fridge/freezer.
Large Cloakroom	9'0" (2.74m) x 7'1" (2.16m) W.C., pedestal hand basin.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window.
Bedroom 1	12'1" (3.68m) x 11'3" (3.43m) PVCu double glazed window, double radiator, coved ceiling.
Bedroom 2	11'7" (3.53m) x 9'4" (2.84m) To Cupboards, 2 build in cupboards, PVCu double glazed window, radiator, coved ceiling.
Shower Room	Shower cubicle with glass screen, low level W.C., pedestal hand basin, aqua panel splashbacks, PVCu double glazed window, radiator, towel rail, airing cupboard, PVCu double glazed window, access to loft space.
OUTSIDE	
Front Forecourt	With wall and gate, side pedestrian access to:
Rear Garden	With concrete ramp to rear door.
Hobbies Room	11'7" (3.53m) x 7'8" (2.34m) Timber windows, PVCu double glazed door.
Block Built Workshop	19'9" (6.02m) x 17'0" (5.18m) 2 PVCu double glazed windows and door.
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:
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.