

Village Road, Alverstoke,  
Gosport, Hampshire, PO12 2LE

£395,000



Spacious Family Home In Alverstoke  
Village Location

Three Good Size Bedrooms

Kitchen / Breakfast Room

Gas Central Heating

Conveniently Located For Stokes Bay

Conservation Area

Two Reception Rooms

Ground Floor Cloakroom & First Floor  
Bathroom

Rear Garden Of Sunny Aspect

Ideal Family Home

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Entrance Hall	Front door with glazed panel, dado rail, picture rail, coved ceiling, glazed inner door to:
Entrance Hall	Dado and picture rail, double radiator, coved ceiling, laminate flooring, understairs cupboard, stairs to first floor.
Cloakroom	With W.C., pedestal hand basin, PVCu double glazed window, radiator, tiled splashbacks.
Lounge	12'6" (3.81m) x 12'3" (3.73m) PVCu double glazed window, radiator, picture rail, coved ceiling.
Dining Room	11'10" (3.61m) x 10'1" (3.07m) PVCu double glazed French doors, picture rail, coved ceiling.
Kitchen	11'9" (3.58m) x 10'5" (3.18m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, space for American style fridge/freezer, tiled splashbacks, gas central heating boiler, PVCu double glazed window, laminate flooring, tiled splashbacks, coved ceiling.
Breakfast Room	16'4" (4.98m) x 10'4" (3.15m) PVCu double glazed patio door to garden, PVCu double glazed window, tall standing radiator, laminate flooring, coved ceiling.
ON THE 1ST FLOOR	
Landing	With radiator, Velux window, spindled balustrade, door with staircase leading to hobbies room.
Bedroom 1	14'8" (4.47m) To Chimney Breast x 12'9" (3.89m) PVCu double glazed window, radiator, 2 built in cupboards, picture rail.
Bedroom 2	11'11" (3.63m) x 10'1" (3.07m) PVCu double glazed window, tall standing radiator.
Bedroom 3	9'11" (3.02m) x 8'5" (2.57m) PVCu double glazed window, radiator, picture rail.
Bathroom	6'1" (1.85m) x 4'10" (1.47m) Panelled bath, hand basin, low level W.C., chrome heated towel, shower over bath, tiled splashbacks.
Hobbies Room	11'3" (3.43m) x 14'9" (4.5m) L Shaped with double radiator, Velux window, access to eaves. Please note this is a converted attic area and not a formal room with planning or building regulation consent.
OUTSIDE	
Front Garden	Iron rail and gate, paved and flower bed.

Rear Garden

Of sunny aspect with paved path, artificial grass, raised flower bed, timber garden shed, rights of way access. Please note that these properties have an access through the rear garden. The vendor indicates that our access towards the right of the property when looking down the garden.

Solar Panels

Installed to the property which are owned by the current owner. We are advised that this has a battery backup. In addition, we understand that there is a feed in tariff, prospective purchasers should make further enquiries through their solictions.

Flooding

This property is shown on the Environment Agency Website as having a risk of having coastal flooding.

Services

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

Tenure

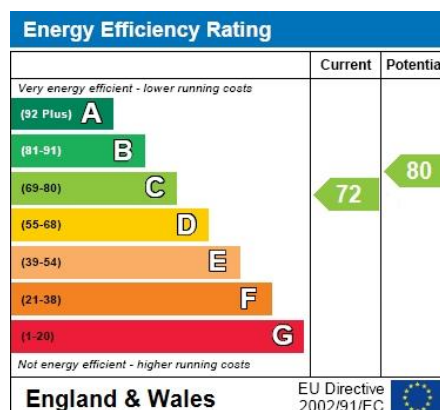
Freehold.

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:
<div>Viewing Notes</div>		

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.