

Moray House, 41 Monckton Road,  
Alverstoke, Gosport, Hampshire, PO12 2BG

£595,000



Five Bedroom Middle Terraced Victorian Residents

Bedroom 5 / Snug With Balcony & Views Over Playing Field Towards Portsmouth Harbour

Modern Kitchen

Garden Of Sunny Aspect & Garage

Noted As A Heritage Asset Gosport Borough By Local Council

Twin Aspect Lounge / Dining Room

First Floor Bathroom & Ground Floor Cloakroom

Gas Central Heating

No Forward Chain

Individual Residence Rarely Available For Sale

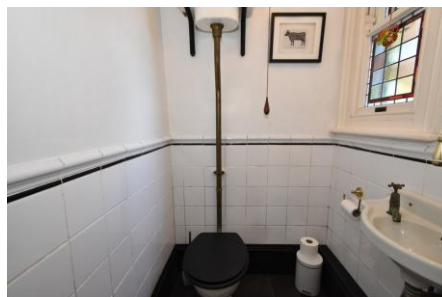
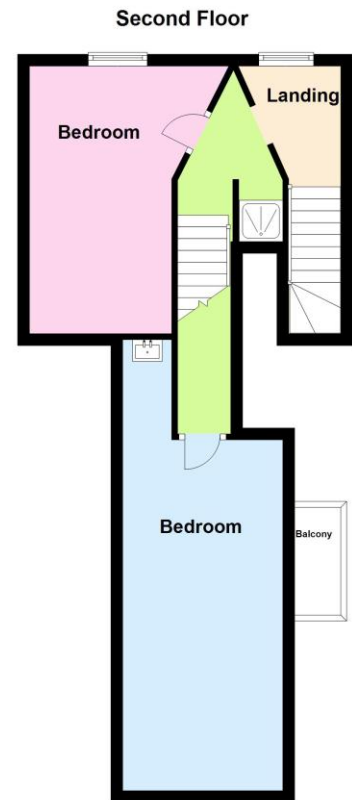
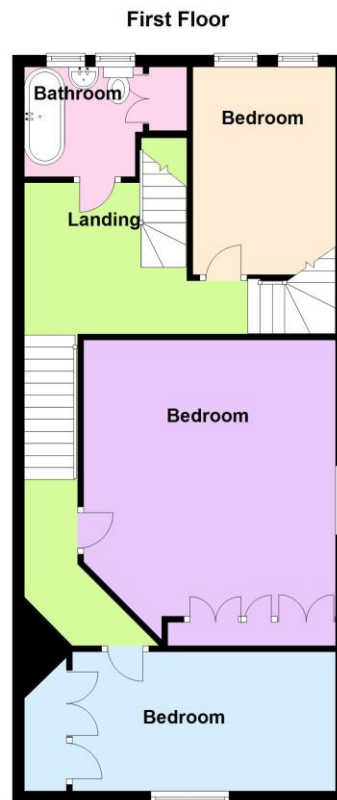
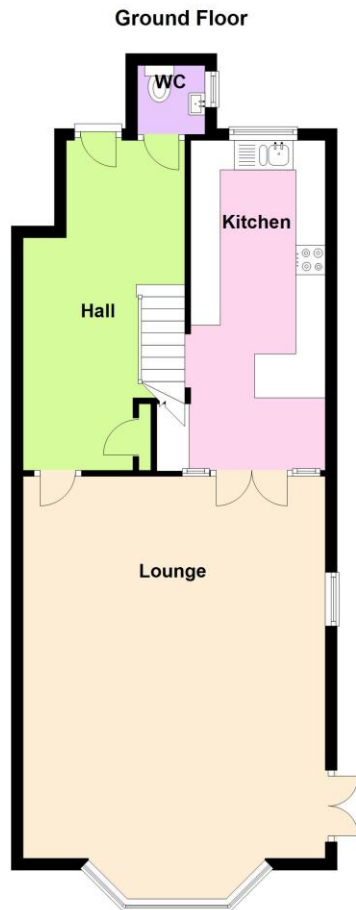
**023 9258 5588**

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Entrance Hall	Radiator, stairs to first floor with spindled balustrade, meter cupboard, tiled floor, storage cupboard, dado rail.
Cloakroom	With W.C. with high level cistern, hand basin, 1/2 tiled walls, stained glass window.
Lounge / Dining Room	24'0" (7.32m) Into Bay x 16'9" (5.11m) Sash windows with stained glass top panels, marble fireplace, cast iron inset, tiled hearth, 2 radiators, French doors to garden, dado rail, picture rail, ornamental coved ceiling, ceiling rose, herringbone wood floor with carpet inlays, Georgian style french doors to:
Kitchen	18'4" (5.59m) x 7'4" (2.24m) Modern kitchen with wall and base units, Corian worktop incorporating 1 ½ bowl sink, built in oven and 4 ring gas hob with extractor canopy over, integrated dishwasher, integrated bin, integrated washing machine and fridge/freezer, integrated wine cooler, breakfast bar, tiled splashbacks, pelmet lighting, ornamental coved ceiling, LED lights to kick board, skirting heater.
ON THE 1ST FLOOR	
Split Level Landing	With radiator and storage area, currently utilised as a children`s play area.
Bathroom	Clawed foot bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., airing cupboard, with wall mounted gas central heating boiler, antique style radiator with heated towel rail, tiled splashbacks.
Bedroom 1	15'2" (4.62m) To Wardrobe x 14'0" (4.27m) Radiator, picture rail, full height cupboards, stained glass top window.
Bedroom 2	15'5" (4.7m) x 8'5" (2.57m) With radiator, sash window with stained glass top panels, picture rail, fitted cupboards.
Bedroom 3	10'11" (3.33m) x 7'11" (2.41m) With radiator, picture rail.
ON THE 2ND FLOOR	
Landing	Shower cubicle off, stairs to leading to 3rd floor.
Bedroom 4	14'1" (4.29m) x 7'10" (2.39m) widening to 9'2 (2.79m) average, Radiator, storage cupboard.
ON THE 3RD FLOOR	
Bedroom 5 / Snug	19'6" (5.94m) max x 8'11" (2.72m) Radiator, shelving, access to storage areas, roof window, patio door giving access to balcony with glass and timber balustrade providing views over playing field towards the Solent.
OUTSIDE	
Garden	Side concreted patio, lawn and flower borders, brick built store cupboard opposite front door, garage located nearby.



Services

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

Tenure

Freehold.

Council Tax

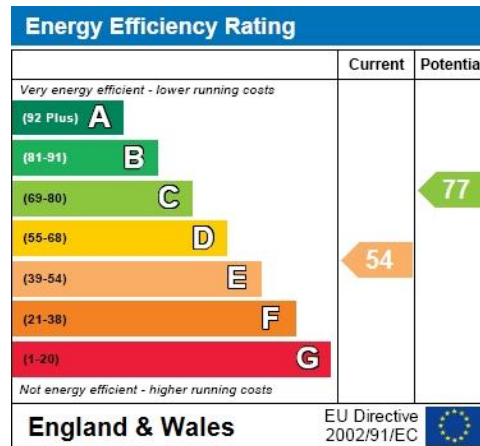
Band C.

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.