

St Francis Road, Alverstoke,  
Gosport, Hampshire, PO12 2UG

£465,000



Detached House

Popular Residential Area

En-Suite Bathroom To Bedroom One

Ground Floor Cloakroom

Block Paved Driveway & Garage

Extended Accommodations

Four Bedrooms

PVCu Double Glazing & Gas Central Heating

Conservatory

No Forward Chain

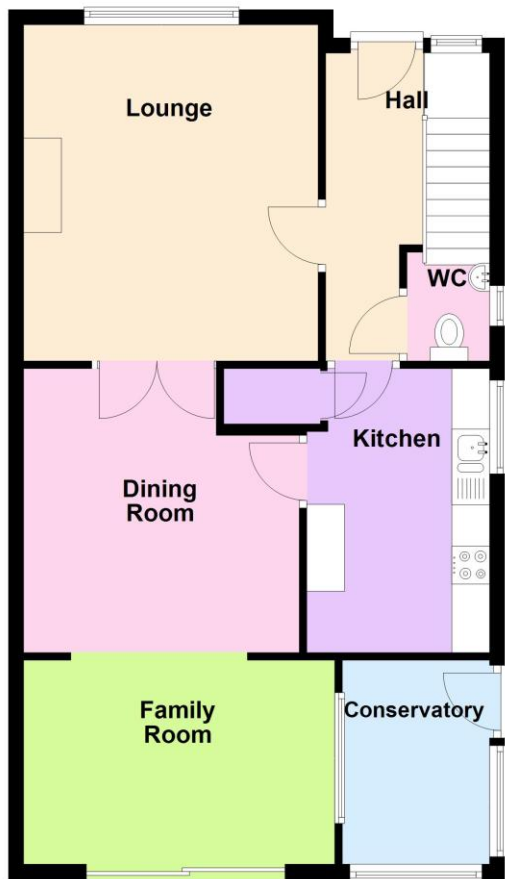
**023 9258 5588**

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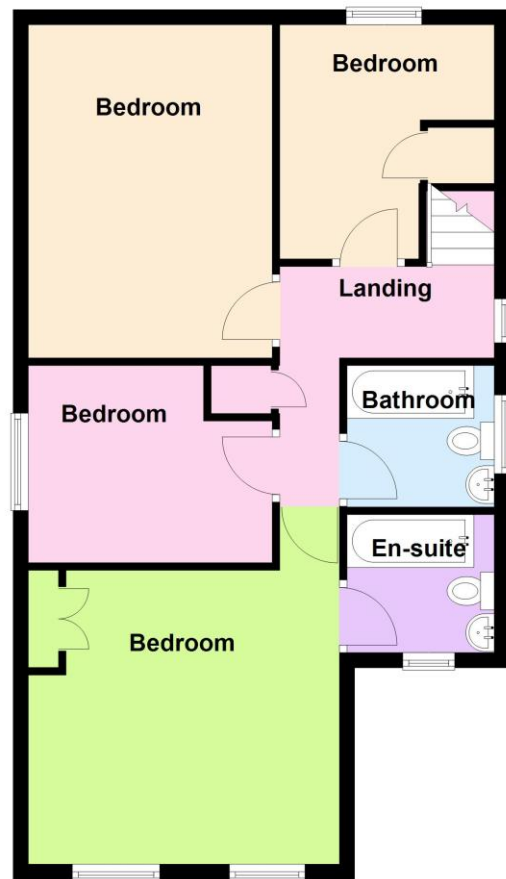
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**Ground Floor**



**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 with window adjacent, understairs cupboard, radiator, coved ceiling, Georgian style glazed doors to lounge and kitchen.
Cloakroom	With W.C., hand basin with cupboard under, PVCu double glazed window, tiled walls, ceramic tiled floor.
Lounge	14'8" (4.47m) x 12'9" (3.89m) PVCu double glazed window, radiator, fire surround with marble style inset and hearth, coved ceiling, Georgian style glazed doors to:
Dining Room	12'0" (3.66m) x 12'3" (3.73m) Radiator, coved ceiling, archway to:
Family Room	13'6" (4.11m) x 8'10" (2.69m) PVCu double glazed patio door with picture windows to side, double radiator, coved ceiling.
Kitchen	11'11" (3.63m) x 7'11" (2.41m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, space for fridge/freezer, built in oven and 4 ring electric hob with cooker extractor canopy over, tiled splashbacks, PVCu double glazed window and patio door to conservatory, larder cupboard.
Conservatory	8'11" (2.72m) x 5'10" (1.78m) PVCu double glazed door and windows.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard with wall mounted gas central heating boiler.
Bedroom 1	14'1" (4.29m) x 13'6" (4.11m) PVCu double glazed window, built in double cupboard, coved ceiling, 2 radiators.
En-Suite Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled walls, coved ceiling.
Bedroom 2	14'5" (4.39m) x 10'7" (3.23m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	10'10" (3.3m) x 9'4" (2.84m) narrowing to 6'2" (1.88m), PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Bedroom 4	10'7" (3.23m) x 8'6" (2.59m) PVCu double glazed window, radiator.
Bathroom	6'7" (2.01m) x 6'2" (1.88m) White suite of panelled bath, pedestal hand basin, low level W.C., tiled walls, radiator, PVCu double glazed window, coved ceiling.

## OUTSIDE

### Front Garden

Block paved hardstanding for several cars, laid to slate chippings with shrubs, double timber gates to further block paved hardstanding.

### Garage

17'1" (5.21m) x 8'9" (2.67m) With cantilever door and window to side.

### Rear Garden

Of sunny aspect with lawn, patio and borders.

### Services

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

### Tenure

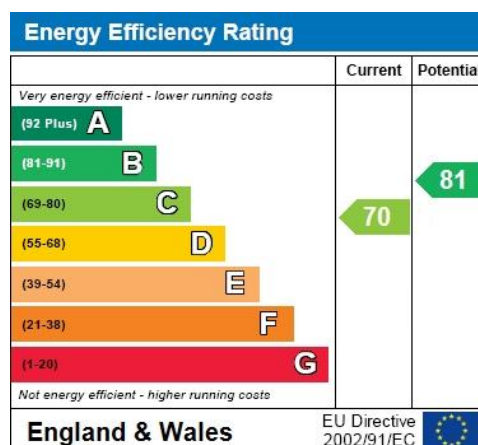
Freehold.

### Council Tax

Band E.

### 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.