

Waterloo Road, Alverstoke,  
Gosport, Hampshire, PO12 2AL

£420,000



Well Presented End Of Terraced House  
Three Bedrooms  
Separate Lounge

Attractive Paved Rear Garden With  
Undercover Seating Area & Woodburner  
No Forward Chain

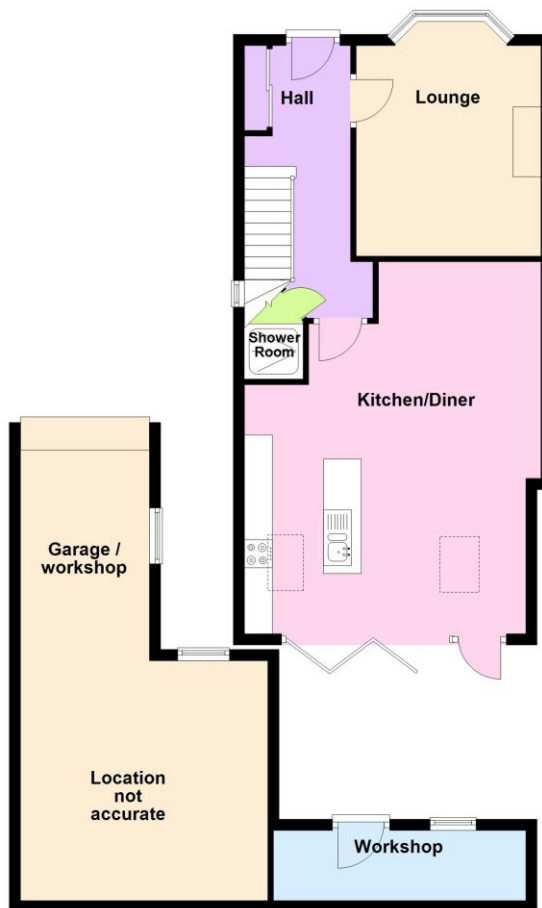
Extended Accommodation  
Spacious Kitchen / Family Room  
First Floor Bathroom & Ground Floor  
Cloakroom  
PVCu Double Glazing & Gas Central  
Heating  
Bay House School Catchment

**023 9258 5588**

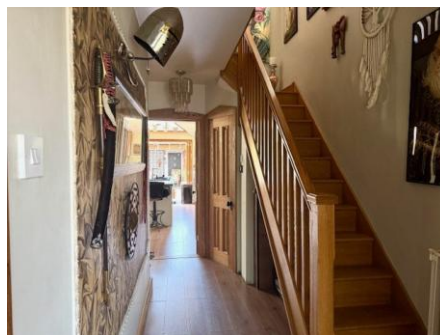
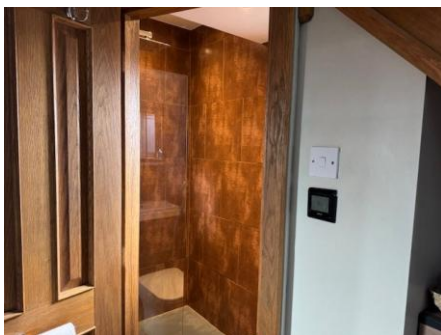
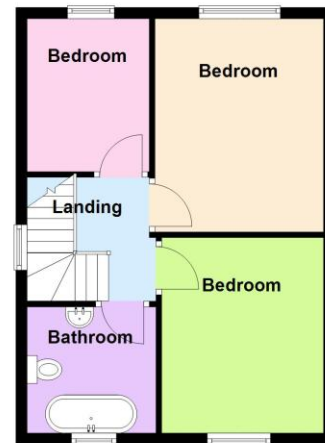
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Ground Floor



First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Hardwood front door with leaded stained glass panel, laminate flooring, understairs recess, stairs to first floor with spindled balustrade,
Shower Room	Shower cubicle, low level W.C. with integrated hand basin, PVCu double glazed window, heated towel rail, ceramic tiled floor.
Lounge	14'2" (4.32m) Into Bay x 10'10" (3.3m) PVCu double glazed bay window, tall standing radiator, coved ceiling, fireplace and hearth for feature.
Kitchen / Family Room	21'10" (6.65m) x 16'6" (5.03m) Max, 1½ bowl ceramic sink unit, base cupboards with worksurface over, recess for range style cooker with cooker extractor canopy over, wine cooler, space for American style fridge/freezer, breakfast bar, timber flooring, 2 electric Velux windows, 2 tall standing designer radiators, bi-fold doors to garden, integrated dishwasher, cupboard with plumbing for washing machine and wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, coved ceiling.
Bedroom 1	12'6" (3.81m) x 9'9" (2.97m) PVCu double glazed window, designer radiator, fireplace, coved ceiling.
Bedroom 2	11'5" (3.48m) x 9'7" (2.92m) PVCu double glazed window, tall standing designer radiator, access to boarded out loft room with PVCu double glazed French doors with potential to make an ideal hobbies room.
Bedroom 3	9'1" (2.77m) x 7'0" (2.13m) PVCu double glazed window, tall standing designer radiator, coved ceiling.
Bathroom	7'4" (2.24m) x 7'2" (2.18m) PVCu double glazed window, radiator with towel rail, bath with claw style feet, low level W.C., vanity hand basin with drawer and shelf, tiled splashbacks, coved ceiling, extractor fan.
OUTSIDE	
Front Garden	With wall and stone chippings.
Rear Garden	Attractively paved rear garden with coved seating area with open fire and brick built BBQ.
Agents Note	The current owners use a side driveway and have constructed a garage and workshop on this area, but potential purchasers should be aware this land does not form part of the title for Waterloo Road. The owners received confirmation in March 2024 that the garage was not in breach of planning control.
Tenure	Freehold.



## Services

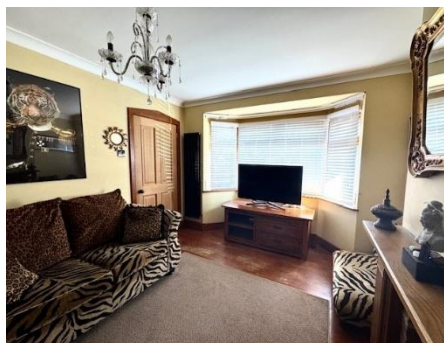
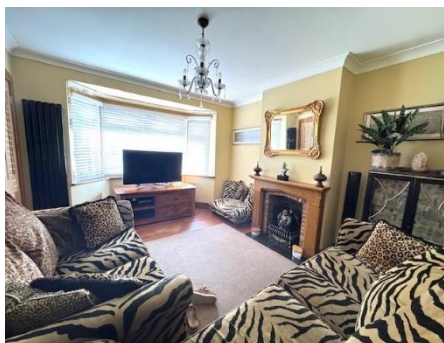
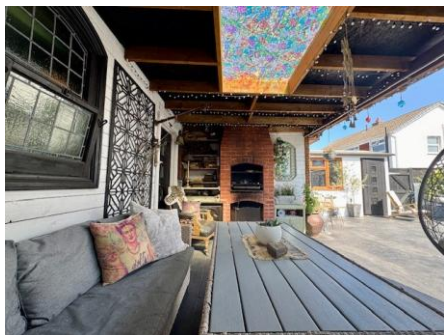
## Council Tax

## Property Information

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


Band C.

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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.