

Clayhall Road, Alverstoke,  
Gosport, Hampshire, PO12 2AJ

£259,950



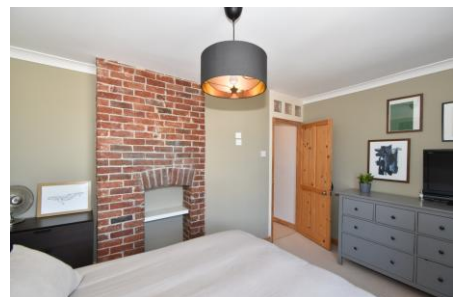
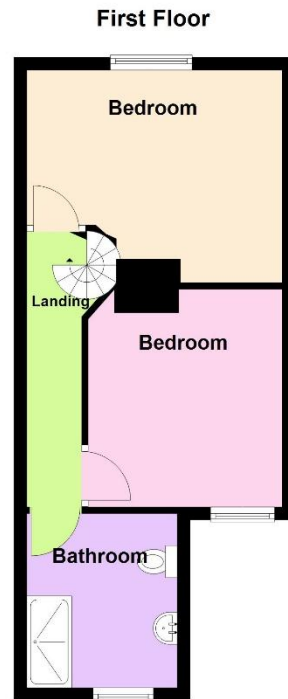
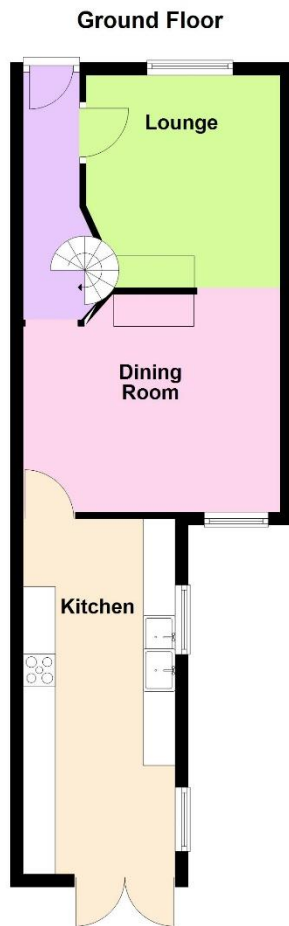
Middle Terraced House  
Two Reception Rooms  
Spacious First Floor Shower Room  
Well Presented Home To A High Standard

Two Double Bedrooms  
Modern Kitchen / Breakfast Room  
Well Maintained Rear Garden Of Sunny Aspect

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Entrance Hall	PVCu double glazed front door, radiator, meter cupboard, laminate flooring, understairs cupboard, coved ceiling, spiral staircase to first floor with slatted feature with inset lighting.
Lounge	9'11" (3.02m) x 9'8" (2.95m) PVCu double glazed window, radiator, laminate flooring, fire surround with marble style inset and hearth for feature only, coved ceiling.
Dining Room	12'11" (3.94m) x 9'5" (2.87m) PVCu double glazed window, 2 radiators, laminate flooring, fire surround with marble style inset and hearth for feature only, coved ceiling.
Kitchen / Breakfast Room	18'2" (5.54m) x 7'8" (2.34m) Double bowl ceramic sink unit, wall and base cupboards with solid oak worktops, recess for range style cooker (cooker to remain), with extractor canopy over, integrated washing machine, space for dryer, integrated dishwasher, pull out bin, tall standing cupboard with wall mounted Ideal gas central heating boiler, integrated fridge/freezer, tiled splashbacks to cooker area, wood effect flooring, 2 PVCu double glazed windows and French doors to garden, antique style radiator.
ON THE 1ST FLOOR	
Landing	Radiator, access to loft space, coved ceiling.
Bedroom 1	10'9" (3.28m) Max x 13'1" (3.99m) PVCu double glazed window, radiator, chimney breast with exposed brickwork, coved ceiling.
Bedroom 2	9'10" (3m) x 9'9" (2.97m) Plus Recess PVCu double glazed window, radiator, coved ceiling, fire place, cast-iron inset for feature only.
Bathroom	8'11" (2.72m) x 7'5" (2.26m) Double shower cubicle with glass screen, hand shower and rain shower, vanity hand basin with drawers under, low level WC., chrome heated towel rail, PVCu double glazed window, ½ tiled walls, fully tiled to shower area, wood effect flooring, illuminated mirror.
OUTSIDE	
Front Garden	With shrubs.
Rear Garden	Of sunny aspect with patio area, lawn, flower and shrub borders, timber shed, rear and side pedestrian access.
Agents Note	There is a right of way through the garden via 2 timber gates, providing pedestrian access for this house and adjoining houses.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

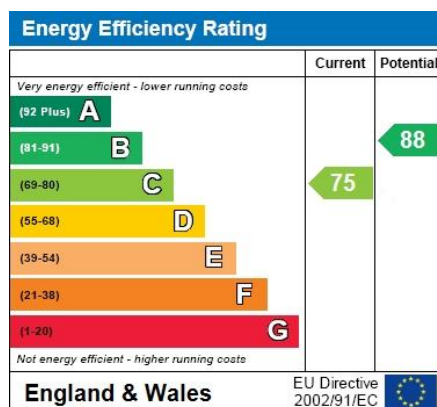


## Council Tax

## Property Information

## Band B.

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

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.