

Vectis Road, Alverstoke,
Gosport, Hampshire, PO12 2QD

£635,000



Detached Residence

Separate Lounge

Open Plan Kitchen / Family Room

Gas Central Heating

Located Near To Local Schools, Park &
Stokes Bay Seafront

Four Bedrooms

Snug

Good Size Lawned Garden With Summer
House & Gazebo

Driveway With EV Charging Poing &
Garage

No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com



SELLING YOUR OWN PROPERTY IN GOSPORT?
 WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	Glazed double doors, quarry tiled floor, timber inner door with leaded glazed panel to:
Entrance Hall	With herringbone timber block flooring, double radiator, dado rail, picture rail, stairs to first floor with spindled balustrade, understairs cupboard.
Lounge	13'8" (4.17m) x 11'11" (3.63m) Double radiator, fireplace with tiled hearth, solid fuel burning stove, picture rail.
Snug	13'11" (4.24m) Max x 9'0" (2.74m) Fitted dresser and shelving unit, built in cupboard, 2 windows, laminate flooring, radiator.
Utility Room	9'1" (2.77m) Max x 8'6" (2.59m) L Shaped, Wall and base cupboards, space for freezer, plumbing for washing machine, hand basin, door to garden, ceramic tiled floor, wall mounted Vaillant gas central heating boiler.
Shower Room	Shower cubicle, low level W.C., radiator, ceramic tiled floor, tiled splashbacks, extractor fan.
Large Kitchen / Family Room	
Kitchen Area	11'11" (3.63m) x 10'10" (3.3m) Butler sink, wall and base cupboards with worksurface over, electric cooker point, timber flooring, integrated fridge.
Family Room	21'0" (6.4m) x 16'6" (5.03m) Breakfast bar, 2 double radiators, timber flooring, lantern roof, French doors to garden, fireplace for feature, gas stove, 3 wall lights, coved ceiling.
ON THE 1ST FLOOR	
Landing	With stair head window, picture rail, airing cupboard, access to loft space.
Bedroom 1	13'9" (4.19m) x 11'11" (3.63m) Radiator, cast iron fireplace, picture rail, built in double cupboard.
Bedroom 2	11'10" (3.61m) x 11'0" (3.35m) Radiator, picture rail.
Bedroom 3	9'0" (2.74m) x 8'11" (2.72m) Radiator, picture rail.
Bedroom 4	9'1" (2.77m) x 8'0" (2.44m) Radiator, picture rail.
Bathroom	With claw foot bath, separate shower cubicle, vanity hand basin, low level W.C., antique style radiator, 1/2 height panelling, heated towel rail, tiled splashbacks to shower area.

OUTSIDE

Front Garden

With lawn and border, brick wall to front with wrought iron top, EV charging point, driveway leading to:

Garage

19'9" (6.02m) x 8'2" (2.49m) Double timber doors, both front and back, light and power.

Rear Garden

Composite decking area with inset lighting, balustrade, overhead canopy with polycarbonate panels, large patio area, lawn and borders, summer house, shed, greenhouse and corner gazebo.

Services

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

Tenure

Freehold.

Council Tax

Band F.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.