

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

£245,000



End Of Terraced House

Lounge / Dining Room

PVCu Double Glazing

Popular Alverstoke Location

Two Bedrooms

Good Size Rear Garden With Summer House

Gas Central Heating

No Onward Chain

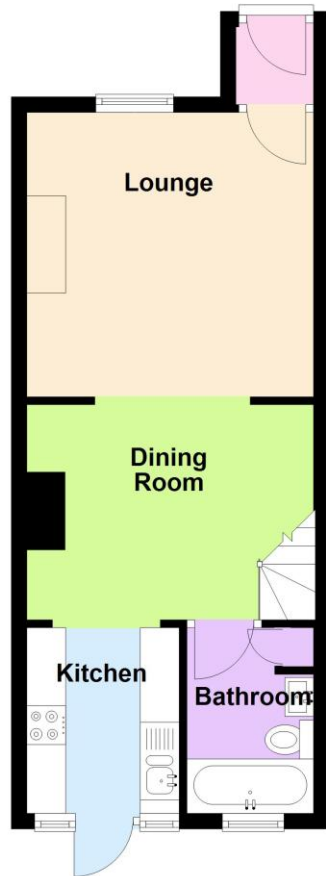
023 9258 5588

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

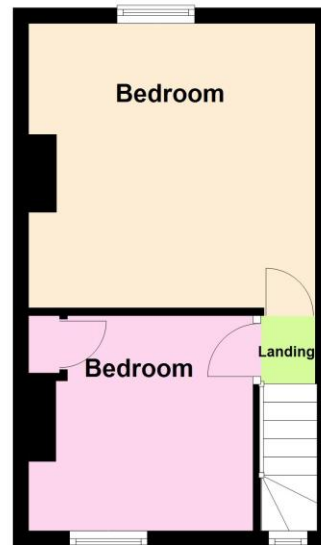
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Ground Floor

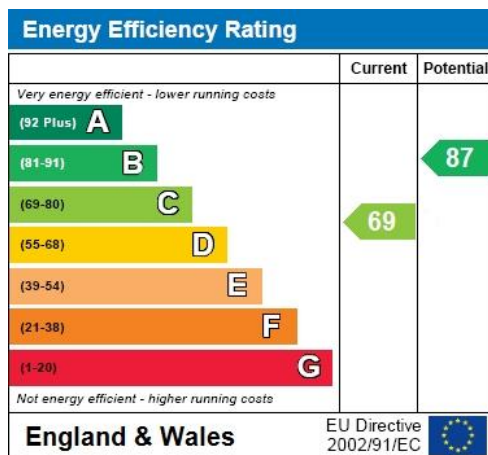


First Floor



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Entrance Porch	PVCu double glazed front door with glazed panels, door to:
Lounge	12'4" (3.76m) x 11'11" (3.63m) PVCu double glazed window, tall standing radiator, electric wall fire.
Dining Area	12'1" (3.68m) Into Recess x 9'4" (2.84m) Understairs storage cupboards and shelving, tall standing radiator, stairs to first floor.
Kitchen	7'9" (2.36m) x 6'3" (1.91m) 1 1/2 bowl sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy, plumbing for washing machine and dishwasher, integrated fridge/freezer, PVCu double glazed window and door to garden, tiled splashbacks.
Bathroom	Panelled bath with shower over, shower screen, W.C. with concealed cistern, vanity hand basin, chrome heated towel rail, tiled floor, PVCu double glazed window, cupboard with wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	Access to loft space, PVCu double glazed window.
Bedroom 1	12'1" (3.68m) x 11'11" (3.63m) PVCu double glazed window, tall standing radiator.
Bedroom 2	9'5" (2.87m) x 9'1" (2.77m) PVCu double glazed window, tall standing radiator, built in cupboard, access to loft space with pull down ladder.
OUTSIDE	
Front Forecourt	Side pedestrian access to:
Rear Garden	With patio, shingled borders, artificial grass, timber summer house.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
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



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.