

Alvara Road, Alverstoke,  
Gosport, Hampshire, PO12 2HY

£615,000



Detached Residence  
Three Reception Rooms  
Utility Area  
  
First Floor Family Bathroom  
Bay House School Catchment

Four Bedrooms  
Cloakroom  
Main Bedroom With WC & Hand Basin Area  
Garage & Driveway  
Popular Residential Location

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|                   |                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall     | Composite front door and double glazed window, stairs to first floor, radiator, timber flooring.                                                                                                                                                                                                                                                                                                             |
| Cloakroom         | With W.C., vanity hand basin, PVCu double glazed window, tiled floor, radiator.                                                                                                                                                                                                                                                                                                                              |
| Lounge            | 25'5" (7.75m) x 11'8" (3.56m) widening to 16'7" (5.05m) into bay, PVCu double glazed window and patio door to garden, 2 radiators, coved ceiling, Georgian style glazed French doors to:                                                                                                                                                                                                                     |
| Dining Room       | 11'1" (3.38m) x 8'8" (2.64m) PVCu double glazed window, radiator, timber flooring, coved ceiling, Georgian style glazed door to:                                                                                                                                                                                                                                                                             |
| Study / Bedroom 5 | 11'10" (3.61m) x 8'3" (2.51m) PVCu double glazed windows and door to garden, timber flooring, radiator, coved ceiling.                                                                                                                                                                                                                                                                                       |
| Kitchen           | 11'7" (3.53m) Plus Recess x 12'5" (3.78m) widening to 1'10" (4.22m), Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, breakfast bar, 2 PVCu double glazed windows, glass wall, PVCu double glazed door to utility, plumbing for dishwasher, space for fridge/freezer, ceramic tiled floor, coved ceiling, tiled splashbacks, understairs cupboard. |
| Utility Room      | 15'1" (4.6m) x 5'11" (1.8m) Glass block wall, ceramic tiled floor, wall and base cupboards, plumbing for washing machine, space for dryer, space for fridge, door to:                                                                                                                                                                                                                                        |
| Rear Lobby        | 6'11" (2.11m) x 5'8" (1.73m) PVCu double glazed door and window, glass block wall, ceramic tiled floor.                                                                                                                                                                                                                                                                                                      |
| ON THE 1ST FLOOR  |                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landing           | Storage cupboard.                                                                                                                                                                                                                                                                                                                                                                                            |
| Bedroom 2         | 12'5" (3.78m) x 9'6" (2.9m) PVCu double glazed window, radiator, coved ceiling, fitted wardrobes with sliding doors.                                                                                                                                                                                                                                                                                         |
| Bedroom 3         | 11'9" (3.58m) x 11'10" (3.61m) 2 PVCu double glazed windows, radiator, coved ceiling.                                                                                                                                                                                                                                                                                                                        |
| Bedroom 4         | 10'5" (3.18m) To Wardrobe x 8'7" (2.62m) 2 PVCu double glazed windows, built in cupboards.                                                                                                                                                                                                                                                                                                                   |
| Bathroom          | 9'2" (2.79m) x 5'9" (1.75m) Panelled bath, vanity hand basin, low level W.C., PVCu double glazed window, ceramic tiled walls and floor, radiator.                                                                                                                                                                                                                                                            |
| Inner Hall        | 10'7" (3.23m) x 9'1" (2.77m) PVCu double glazed window, door and staircase leading to 2nd floor, radiator, built in cupboard, potential to use as a study area.                                                                                                                                                                                                                                              |

## ON THE 2ND FLOOR

### Bedroom 1

2 PVCu double glazed windows, double radiators, built in cupboard, roof window, glass block wall with area with W.C. and hand basin.

## OUTSIDE

### Front & Side Gardens

Lawned areas with shrubs and trees.

### Rear Garden

Patio area and lawn.

### Garage

With hardstanding in front.

### Services

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

### Tenure

Freehold.

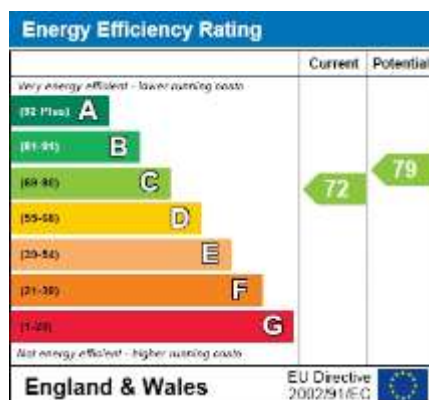
### Council Tax

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>





Full Energy Performance Certificate  
available upon request

| Appointment                                                      |       |                 |
|------------------------------------------------------------------|-------|-----------------|
| Date:                                                            | Time: | Person Meeting: |
| <p style="text-align: center; color: #00AEEF;">Viewing Notes</p> |       |                 |

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.