

This truly charming and individual detached house is situated in a sought after area of Alverstoke and boasts character and charm throughout. The extensive and picturesque gardens complement the home.

Entrance Hall

Composite front door with double glazed panel, wood flooring, picture rail, stairs to first floor.

Study 9' 7" x 8' 10" (2.92m x 2.69m)

Double aspect with double glazed windows to front and side elevations, picture rail, mantelpiece.

Lounge 14' 11" x 13' 0" (4.54m x 3.96m) plus bay window

Double aspect with double windows to rear and side elevations, built-in cupboards and shelving, wood flooring, double opening French style doors:

Dining Room 13' 0" x 11' 11" (3.96m x 3.63m)

Continuation of wood flooring, built in cupboards, French doors leading to conservatory, double glazed window to side elevation, picture rail.

Kitchen 13' 0" x 13' 4" (3.96m x 4.06m) maximum measurements

Tiled flooring, double glazed window to front and side elevations, stainless steel sink unit, wall and base units with work surface over, recess for range style cooker with extractor over, plumbing for dishwasher, space for fridge/freezer, half glazed wooden door to utility room / lobby, door to:

Boiler Room

Double glazed window, Vaillant gas central heating boiler, built-in cupboards and fuse box.

Utility Room

With plumbing for washing machine, space for tumble dryer, tiled floor, double glazed window, half glazed wooden door to side garden, double glazed door to front.

W.C

W.C, corner wash hand basin, small original window.

Conservatory 18' 10" x 14' 0" (5.74m x 4.26m) maximum measurements

Double glazed windows and doors overlooking the rear garden, polycarbonate roof, tiled floor.

First Floor Landing

Double glazed window, picture rail, airing cupboard, stairs to second floor with under stairs cupboard.

Bedroom One 14' 4" x 11' 5" (4.37m x 3.48m) plus window recesses

Double aspect with double glazed windows to side and rear elevations, built in triple wardrobe and shelving, further cupboards, radiator, picture rail.

Bedroom Two 14' 5" x 11' 5" (4.39m x 3.48m) plus window recesses

Double aspect with double glazed windows to rear and side elevations, built in wardrobes, cupboard, wall shelves, picture rail, radiator.

Bedroom Three 9' 10" x 8' 2" (2.99m x 2.49m) plus window recess

Double glazed window to side elevation, fitted wardrobes, built in wardrobes picture rail.

Bathroom

Double glazed windows to side elevation, white suite comprising of a panelled bath with shower attachment, close coupled W.C., wash hand basin set in vanity unit.

Shower Room

Shower cubicle, wash hand basin set in vanity unit, W.C. with concealed cistern, tiled flooring.

Second Floor Landing

Access to large storage area from the stairs.

Bedroom Four 9' 9" x 9' 4" (2.97m x 2.84m) plus window recess

Double glazed window to rear elevation, access to eaves, shelving, fitted cupboard.

Outside

To the front and side of the property there is off road parking which is mainly enclosed by fencing and shrubs. The extensive and attractive rear garden is a particular feature of the home, enclosed by fencing with mature shrubs, trees and bushes providing an abundance of colour and privacy. There are various seating areas to enjoy the garden along with two sheds for storage.

Converted Garage

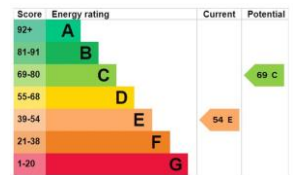
The garage is converted with the front area providing storage with a roller door. The rear part is a study/hobbies room which is ideal for home working whilst enjoying the pleasant outlook of the gardens.





Tenure: Freehold

Council Tax Band: F



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£650,000

Testcombe Road, Alverstoke, Gosport, PO12 2EL

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529 889 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT