

Delightful Mews Style property situated in the popular and sought after location of Alverstone, briefly comprising, two double bedrooms, en suite, shower room, low maintenance enclosed rear garden with beautiful terrace, modern fitted kitchen & garage.

The Accommodation Comprises: -

Double cast iron gates to shared access under carriage, sliding door into

Entrance Porch: - 7' 1" x 5' 4" (2.16m x 1.62m)

Tiled flooring, window to front elevation, solid door into

Entrance Hall: -

Laminate flooring, radiator, understairs storage cupboard with hanging hooks and lights, door to

Utility Cupboard: - 6' 4" x 2' 9" (1.93m x 0.84m)

Obscured window to side elevation, space and plumbing for washing machine and tumble dryer, tiled flooring.

Bedroom One: - 12' 0" x 9' 3" (3.65m x 2.82m)

French doors to rear elevation opening onto garden, freestanding wardrobe (can remain, negotiable), continuation of laminate flooring, radiator.

Shower Room: - 6' 2" x 5' 2" (1.88m x 1.57m)

Modern fitted shower room, double shower cubicle with rean shower over with shower attachment, obscured window to rear elevation, wash hand basin set in vanity unit with mixer taps, low-level w/c, storage cupboards, ladder style radiator, inset spotlights, tiled flooring and walls, extractor fan.

Stairs To First Floor Landing: -

Window to side elevation, hand rail, spacious open plan lounge/kitchen/diner.

Lounge: - 16' 3" x 16' 2" (4.95m x 4.92m) maximum measurements

French doors onto terrace, radiator.

Dining Area: - 12' 7" x 8' 2" (3.83m x 2.49m)

Window to front elevation, radiator, access to loft via pull-down hatch.

Kitchen: - 10' 9" x 8' 2" (3.27m x 2.49m)

Modern fitted, boiler in cupboard, laminate flooring, a range of base cupboards and matching eye-level units, space for cooker, door and window to rear elevation, space and plumbing for fridge/freezer, space and plumbing for slimline dishwasher, extractor hood over.

Bedroom Two: - 9' 9" x 9' 0" (2.97m x 2.74m)

Window to front elevation, laminate flooring, sliding doors to

En-Suite: - 5' 6" x 6' 2" (1.68m x 1.88m)

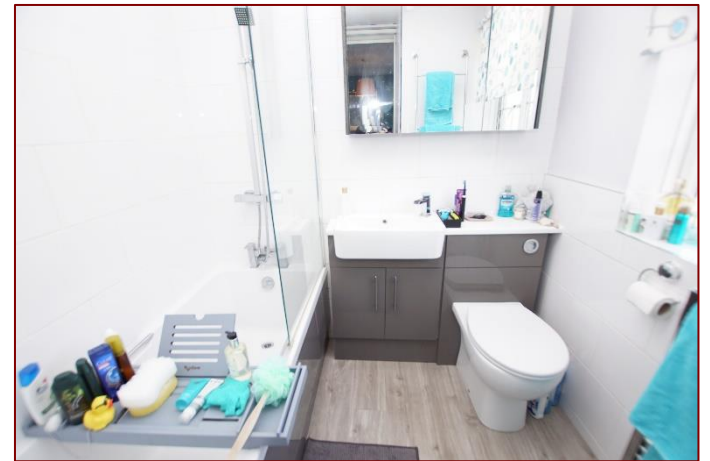
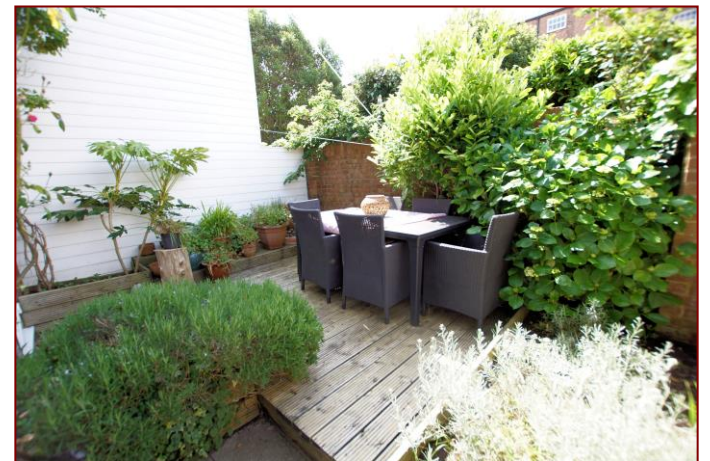
Obscured window to front elevation, modern fitted suite with tiling to walls, wash hand basin set in vanity unit, low level w/c, chrome style radiator, towel rail.

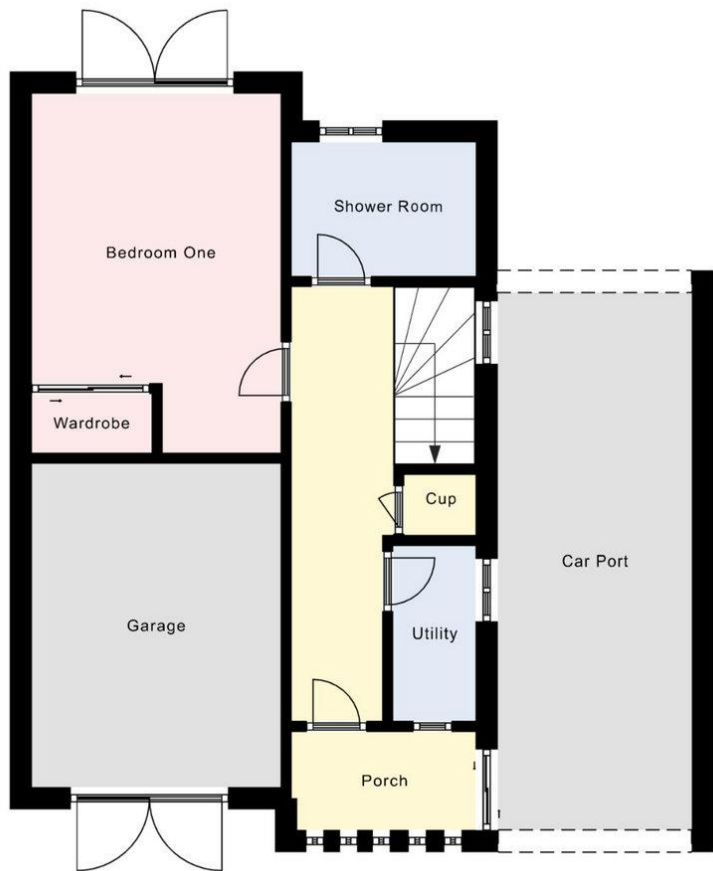
Outside: -

To the front of the property there is a garage with power. Off of Bedroom One there is a delightful rear garden enclosed by brick wall, with side cast iron gate, mainly laid to decking with mature shrubs and trees to borders and space for bins. The terrace to rear elevation is southerly facing enclosed by iron railings, laid to decking and a delightful feature of the property in our opinion.

Agents Note:-

Our vendor informs us of the following, the car port is owned solely by our vendors of 23 Anglesey Arms Road however 13 Crescent Road have a right of access.





Tenure: Freehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



£335,000

23 Anglesey Arms Road, Alverstoke, Gosport, PO12 2DG

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT