

Located close to the seafront in Alverstoke is this three bedroom semi detached house offered for sale with no forward chain. The property benefits from an enclosed rear garden.

The Accommodation Comprises

Front door to:

Entrance Porch

Windows to front elevation and door to:

Entrance Hall

Stairs to first floor, under stairs storage recess and storage cupboard housing fuse box.

Lounge 16' 7" x 10' 8" (5.05m x 3.25m) Maximum

Windows to front elevation and gas fireplace with back boiler.

Kitchen/Dining Room 16' 7" x 9' 0" (5.05m x 2.74m) Maximum

Windows to rear elevation, fitted with a range of base cupboards and eye level units, stainless steel sink unit, space for oven, larder cupboard, space table and chairs, fitted storage cupboard, windows and door to rear porch with door to rear garden.

Bathroom 6' 5" x 6' 1" (1.95m x 1.85m)

Obscured window to rear elevation, close coupled WC, pedestal wash hand basin and paneled bath with mains shower over.

Landing

Access to loft space and cupboard housing hot water tank.

Bedroom One 13' 4" x 10' 8" (4.06m x 3.25m) Plus Recess

Window to front elevation.

Bedroom Two 14' 8" x 9' 2" (4.47m x 2.79m) Plus Recess

Window to rear elevation and storage cupboard.

Bedroom Three 9' 3" x 7' 7" (2.82m x 2.31m) Maximum

Window to front elevation and storage cupboard over stairs.

First Floor WC 5' 3" x 2' 8" (1.60m x 0.81m)

Obscured window to rear elevation, low-level WC and corner wash hand basin.

Outside

The rear garden is enclosed by paneled fencing, primarily laid to lawn with patio area, shingled area, side pedestrian access. The front of the property there is a further garden which is laid to pebbles, path leading to front door shrubs to borders.

General Information

Construction: Non-traditional
Water Supply: Portsmouth Water
Electric Supply: TBC
Sewerage: Mains sewerage

Mobile & Broadband coverage - please check via:
<https://checker.ofcom.org.uk>

Flood risk - please check via:
<https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold
Council Tax: A



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





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DRAFT DETAILS

£224,995

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