

Delightful Mews Style property situated in the popular and sought after location of Alverstoke, 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.

**General Information**

Construction – Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

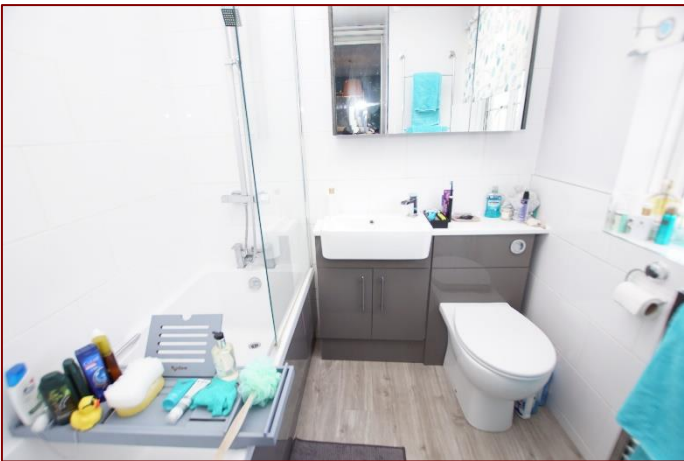
Gas Supply - Mains

Sewerage - Mains sewerage

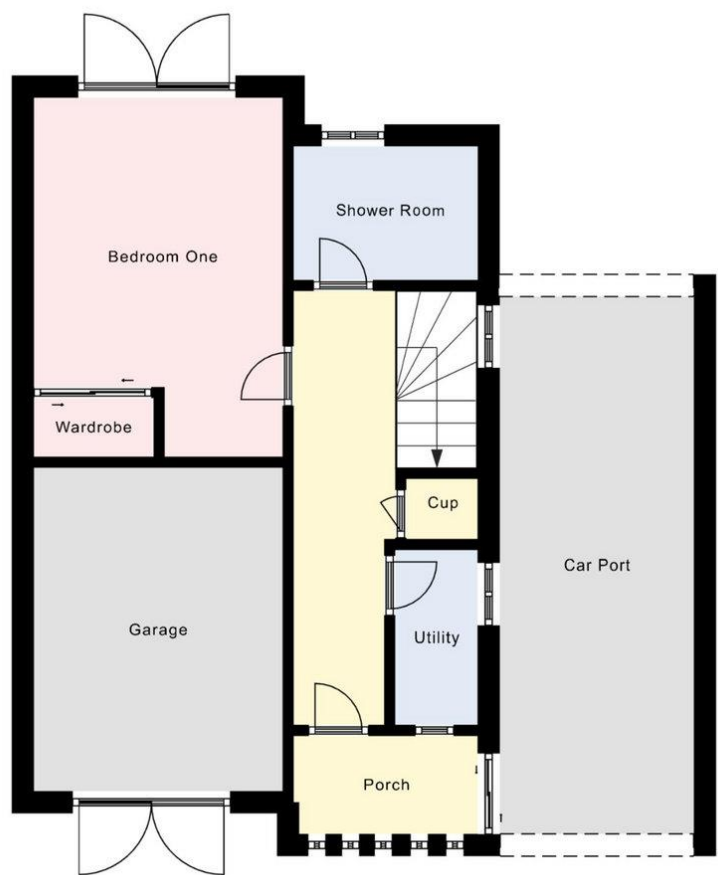
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

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







Tenure: Freehold

Council Tax Band: C

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

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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.

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£328,250

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