

This delightful four bedroom detached house is situated close to the seafront and village. Benefits include a driveway and garage to the rear, low maintenance garden and no forward chain.

The Accommodation Comprises
Composite glazed front door to:

Entrance Hall
Coved ceiling, stairs to first floor, radiator, laminate flooring, under stairs storage cupboard with light, shelving, consumer unit, meters and safe to remain.

Cloakroom 6' 8" x 3' 9" (2.03m x 1.14m)
Coved ceiling, close coupled WC, wall mounted wash hand basin, obscured UPVC double glazed window to side elevation

Lounge 18' 0" x 13' 8" (5.48m x 4.16m)
A light and spacious room with an archway dividing the lounge and dining areas. Coved ceiling, UPVC double glazed bay window to the front elevation and further UPVC double glazed window overlooking the side garden, radiator, feature fireplace with inset electric fire and display shelving.

Dining Area 12' 11" x 9' 9" (3.93m x 2.97m)
Coved ceiling, UPVC double glazed window to side elevation and double opening doors to the rear garden, radiator, door to kitchen.

Kitchen 9' 8" x 9' 8" (2.94m x 2.94m)
Fitted with a range of base cupboards and matching eye level units, under unit lighting, roll top work surface, tiled surround, stainless steel sink unit with mixer tap, washing machine and slimline dishwasher to remain, integrated electric oven, gas hob and extractor hood over, space for fridge/freezer, UPVC double glazed window overlooking rear garden and door to side of property.

First Floor Landing
UPVC double glazed window to side elevation, cupboard housing combination boiler.

Bedroom One 11' 8" x 11' 8" (3.55m x 3.55m) Plus door recess
UPVC double glazed window to front elevation, fitted with a range of built in wardrobes and matching bedside cabinets, radiator.

Bedroom Two 13' 0" x 9' 9" (3.96m x 2.97m)
UPVC double glazed window to rear elevation, radiator.

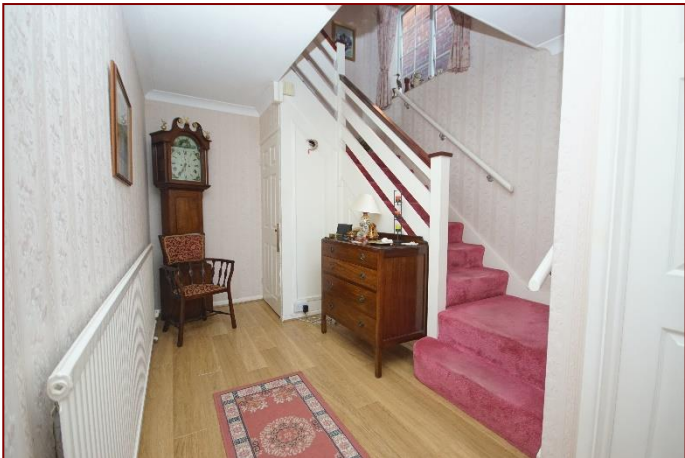
Bedroom Three 9' 9" x 9' 9" (2.97m x 2.97m)
UPVC double window to rear elevation, radiator.

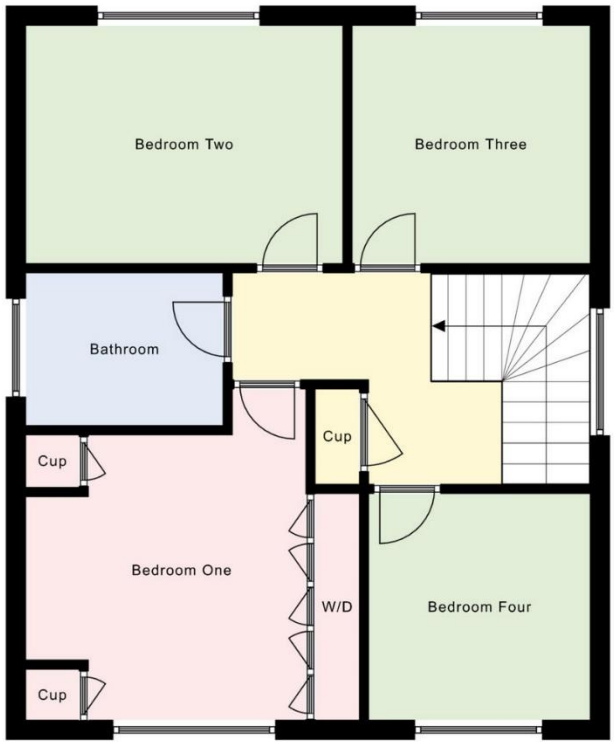
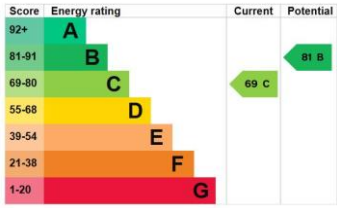
Bedroom Four 9' 3" x 9' 1" (2.82m x 2.77m)
UPVC double glazed window to front elevation, radiator.

Bathroom
Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, panelled bath, separate shower cubicle, radiator.

Outside
The property benefits from a low maintenance garden, the side and rear gardens are mainly paved with shingled areas, a delightful range of shrubs and bushes to borders, patio seating area, water feature, side pedestrian access. There is a driveway with double opening gates to the rear that leads to a garage with power light connected, metal up and over door, window and courtesy door to garden. To the front of the property is a further attractive garden laid to gravel with pathway leading to front door, further range of flowers and shrubs, enclosed by a low brick wall.

Agents Note
The vendor of this property is related to an associate of Fenwicks Estate Agents





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.



DRAFT DETAILS

£460,000
Jellicoe Avenue, Alverstoke, Gosport, PO12 2PX

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

Fenwicks
THE INDEPENDENT ESTATE AGENT