

Situated in the highly sought after road of Clayhall Road and benefitting from character features throughout is this two bedroom end of terrace cottage built circa 1836. This well presented property boasts two double bedrooms and is conveniently located close to Alverstoke village.

The Accommodation Comprises
Composite front door with double glazed side panel to:

Entrance Hall
Coved ceiling, stairs to first floor, radiator.

Lounge/Diner 20' 5" x 11' 11" (6.22m x 3.63m) maximum measurements
Coved ceiling, UPVC double glazed window to front and rear elevation, two radiators, under stairs storage cupboard.

Bathroom 6' 3" x 5' 5" (1.90m x 1.65m)
Coved ceiling, obscured UPVC double glazed window to side elevation, low level close coupled WC, wall hung wash hand basin with mixer tap, panelled bath with waterfall tap, shower over and further waterfall shower head.

Kitchen 8' 11" x 8' 2" (2.72m x 2.49m)
Coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top worksurface over, integrated electric oven, gas hob with extractor hood over, wall mounted combination boiler, one and a half bowl stainless steel sink unit with mixer tap, UPVC double glazed window and door to:

Conservatory 10' 3" x 7' 11" (3.12m x 2.41m)
Polycarbonate roof, UPVC double glazed double opening doors to rear garden, UPVC double glazed windows to rear and side elevations, radiator, space and plumbing for washing machine and space for tumble dryer, worksurface.

Landing
Coved ceiling, access to loft space, door to:

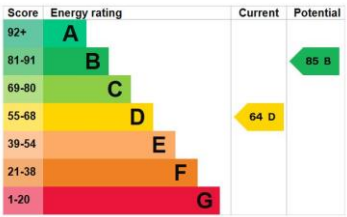
Bedroom One 11' 11" x 9' 11" (3.63m x 3.02m)
Coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Two 10' 0" x 9' 3" (3.05m x 2.82m) plus cupboards
Coved ceiling, UPVC double glazed window to rear elevation, radiator, two built-in cupboards.

Outside
The rear garden is a delightful feature of the home, laid to patio and lawn for ease of maintenance, decking area, brick paved pathway leaving to brick outhouse, enclosed by brick wall and panelled fencing, gate providing side pedestrian access. To the front of the property is a courtyard style garden set back from the road, mainly enclosed by low brick wall and laid to shingle. To the side of the property is a gate leading to front door and gate to rear garden.

General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - TBC
Sewerage - Mains sewerage
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
For Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Freehold

Council Tax Band: B

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