

Superbly appointed and beautifully presented property situated in the requested Little Green area of Alverstoke and is within close proximity to Village centre and Stokes Bay seafront. This delightful three bedroom home has been tastefully improved by the current owner and enjoys a low maintenance rear garden and pleasant outlook to the front. Offered for sale with no forward chain and garage in block.

The Accommodation Comprises:
UPVC double glazed door into:

Entrance Porch:
Coved and textured ceiling, storage cupboard with hanging rail and shelving.

Cloakroom: 4' 5" x 2' 6" (1.35m x 0.76m)
UPVC double glazed obscured window to front elevation, wash hand basin with mixer taps, close coupled WC.

Lounge: 16' 11" x 13' 4" (5.15m x 4.06m) maximum
Coved ceiling, UPVC double glazed bay window to front elevation with pleasant outlook over Little Green and St Mary's Church beyond, two radiators, feature fireplace, under stairs storage cupboard housing utility meters.

Dining Area: 9' 7" x 9' 3" (2.92m x 2.82m)
Coved ceiling, radiator, sliding doors to rear garden.

Kitchen: 9' 7" x 8' 2" (2.92m x 2.49m)
Coved ceiling, range of base cupboard units, sink unit with mixer tap, combination boiler (installed 2022) in cupboard, inset spotlights, oven to remain, space and plumbing for washing machine, space for under counter fridge.

Conservatory: 7' 3" x 7' 1" (2.21m x 2.16m)
UPVC double glazed windows to rear and side elevations, polycarbonate roof, sliding door to rear garden.

First Floor Landing:
Coved ceiling, inset spotlighting, airing cupboard with shelving, access to boarded loft with ladder.

Bathroom: 6' 6" x 6' 5" (1.98m x 1.95m)
Coved ceiling, UPVC double glazed obscured window to rear elevation, radiator, close coupled WC, wash hand basin set in vanity unit with mixer taps, bath with mixer taps and shower over, tiled flooring.

Bedroom One: 13' 5" x 10' 1" (4.09m x 3.07m)
Coved ceiling, UPVC double glazed windows to front elevation with pleasant outlook over Little Green and St Mary's Church beyond, radiator, built-in wardrobe.

Bedroom Two: 11' 9" x 11' 7" (3.53m x 3.27m)
Coved ceiling, UPVC double glazed window to rear elevation overlooking tennis club, radiator, built-in wardrobes.

Bedroom Three: 10' 2" x 7' 5" (3.10m x 2.26m)
Coved ceiling, UPVC double glazed window to front elevation, radiator, built-in storage cupboard.

Outside:
Garden is a forecourt style with pedestrian gate to rear, mainly paved with space for table and chairs, garage situated in block (new door 2022).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: D



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DRAFT DETAILS

£365,000
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