

Situated in a popular location within Alverstoke is this well presented three bedroom semi detached family home. The property benefits from character features throughout, garage and driveway, enclosed rear garden.

**The Accommodation Comprises**

Solid wood front door with glazed panels to;

**Entrance Hall**

Flat ceiling with ceiling rose, stairs to first floor, obscured UPVC double glazed window to side elevation, radiator, under stairs storage cupboard, further larder cupboard, thermostat control to wall.

**Lounge 12' 7" plus bay x 11' 0" (3.83m x 3.35m)**

UPVC double glazed bay window to front elevation, feature open fireplace with decorative surround, tiled hearth, radiator, picture rail, double opening glazed doors to;

**Dining Room 12' 6" plus bay x 9' 11" (3.81m x 3.02m)**

Picture rail, UPVC double glazed windows and double opening doors to rear garden, feature fireplace with tiled hearth, radiator.

**Kitchen 9' 5" x 6' 11" (2.87m x 2.11m)**

Flat ceiling with inset spotlighting, UPVC double glazed window to rear elevation, wall mounted boiler, refitted with a range of base cupboard and matching eye level units, granite work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, integral fridge, integrated electric oven and gas hob with extractor hood over, under unit lighting, UPVC double glazed door to side of property.

**First Floor Landing**

Flat ceiling, obscured UPVC double glazed window to side elevation, access to loft space, storage cupboard with shelving.

**Bedroom One 12' 8" plus bay x 11' 1" (3.86m x 3.38m)**

Flat ceiling, UPVC double glazed bay window to front elevation, feature fire surround, built-in wardrobe, picture rail, radiator.

**Bedroom Two 12' 6" x 9' 11" (3.81m x 3.02m)**

Flat ceiling, picture rail, radiator, UPVC double glazed window to rear elevation, built-in wardrobe.

**Bedroom Three 9' 5" x 6' 11" (2.87m x 2.11m)**

Flat ceiling, picture rail, radiator, UPVC double glazed window to rear elevation.

**Bathroom 6' 7" x 5' 8" (2.01m x 1.73m)**

Obscured UPVC double glazed window to front elevation, flat ceiling, low level close coupled WC, pedestal wash hand basin, panelled bath with mains shower over, radiator.

**Outside**

The rear garden is a delightful feature of the home, enclosed by wood panelled fencing and brock wall, mainly laid to lawn with shrubs and trees to borders, block paved seating area with pergola, courtesy door to garage with up and over door to front, further shingled garden. To the front of the property is a further garden and driveway leading to garage.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains 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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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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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\*DRAFT DETAILS\*

£380,000  
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