

**Ideally located in Alverstone Village is this beautifully upgraded three bedroom property benefitting from a re-fitted kitchen and bathroom. The property is deceptively spacious and has the advantage of a low maintenance enclosed garden with garage situated in block.**

**The Accommodation Comprises**  
Composite glazed front door to:

**Entrance Porch**  
UPVC double glazed obscured window to front and side elevation, consumer unit to wall door to:

**Lounge** 17' 11" x 11' 10" (5.46m x 3.60m)  
Coved ceiling, UPVC double glazed window to front elevation, radiator, modern electric fireplace, door to:

**Dining Room** 13' 3" x 9' 10" (4.04m x 2.99m)  
Coved ceiling, stairs to first floor, radiator, UPVC double glazed window and door to rear garden.

**Kitchen** 10' 1" x 7' 0" (3.07m x 2.13m)  
UPVC double glazed window and door to rear garden, re-fitted with a modern range of base cupboards and matching eye level units, one and a half bowl drainer and sink unit with mixer tap, cupboard housing boiler, integrated fridge/freezer, integrated washing machine, integrated electric oven and hob with extractor hood over, under stairs storage cupboard, door to:

**Cloakroom**  
Close coupled WC, corner wash hand basin, radiator.

**First Floor Landing**  
Access to loft space.

**Bedroom One** 12' 0" x 9' 11" (3.65m x 3.02m) plus wardrobe  
Coved ceiling, UPVC double glazed window to rear elevation with views over St Mary's Church, radiator, built-in wardrobes and storage cupboards.

**Bedroom Two** 11' 1" x 9' 11" (3.38m x 3.02m) plus wardrobes  
Coved ceiling, UPVC double glazed window to front elevation, radiator, built-in wardrobe.

**Bedroom Three** 8' 10" x 7' 7" (2.69m x 2.31m)  
UPVC double glazed window to front elevation, coved ceiling, radiator.

**Shower Room** 6' 9" x 6' 5" (2.06m x 1.95m)  
Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with main shower and additional rainfall shower head, ladder-style radiator.

**Outside**  
The rear garden has been beautifully landscaped to include paving, flowerbeds and raised beds, with rear pedestrian access leading to the garage.

**General Information**  
Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
For Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)





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

Tenure: Freehold  
Council Tax Band: C



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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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