

*** £365,000-£380,000 * No forward chain * Boasting four bedrooms, downstairs WC, driveway and spacious lounge is this well presented terraced family home. The property is conveniently located close to Stokes Bay seafront and golf course. ***

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

Entrance Porch:-
UPVC double glazed window to front elevation and UPVC double glazed door to:-

Entrance Hall:-
Coved ceiling, stairs to first-floor, Karndean flooring, under stairs storage cupboard, radiator.

Cloakroom:-
UPVC double glazed obscured window to front elevation, close coupled WC, wall mounted wash hand basin.

Lounge:- 19' 5" x 11' 11" (5.91m x 3.63m)
Coved ceiling, double aspect with UPVC double glazed windows to front elevation and UPVC double glazed double opening doors to rear elevation, continuation of matching Karndean flooring, radiator, fireplace with electric fire inset.

Kitchen:- 15' 6" x 9' 7" (4.72m x 2.92m)
Coved ceiling, UPVC double glazed window and door to rear garden, re-fitted with a range of base cupboards and drawer units, matching eye level units, worksurface over, single drainer sink unit with mixer tap, integrated electric oven and hob, integrated fridge and freezer, recess and plumbing for dishwasher, breakfast bar, book shelves, arch to:-

Dining Area:- 9' 2" x 6' 7" (2.79m x 2.01m)
UPVC double glazed window to front elevation, radiator, utility cupboard with plumbing for washing machine and space for additional fridge/freezer.

First Floor Landing:-
Karndean flooring, access to loft space with pull down ladder.

Bedroom One:- 12' 5" x 9' 2" (3.78m x 2.79m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe with sliding door.

Bedroom Two:- 11' 11" x 9' 1" plus recess (3.63m x 2.77m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Three:- 9' 11" maximum measurement x 9' 10" (3.02m x 2.99m)
UPVC double glazed window to rear elevation, radiator.

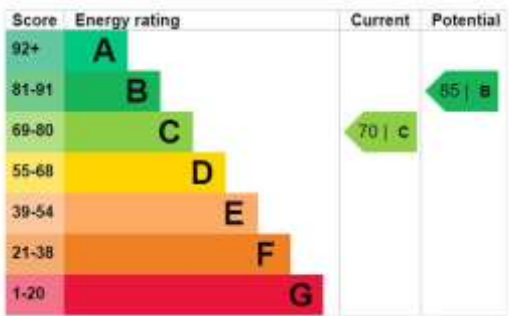
Bedroom Four:- 10' 3" plus recess x 7' 11" (3.12m x 2.41m)
UPVC double glazed window to rear elevation, radiator, built-in storage cupboard housing newly fitted (2025) combination boiler.

Family Bath/Shower Room:- 10' 4" x 4' 8" (3.15m x 1.42m)
Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap, double shower cubicle with main shower, inset spotlighting and extractor fan, ladder-style radiator.

Outside:-
The rear garden is enclosed by panelled fencing, mainly laid to lawn with shrubs to borders, patio area, rear pedestrian access, outside lighting and water tap.

To the front of the property there is a gravelled driveway providing off-road parking, enclosed by wall and hedging.

General Information
Construction: Traditional
Water Supply: Mains
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: C



Fenwicks
THE INDEPENDENT ESTATE AGENT



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

Offers Over £365,000
Fort Road, Alverstoke, Gosport, PO12 2AR

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

Fenwicks
THE INDEPENDENT ESTATE AGENT