

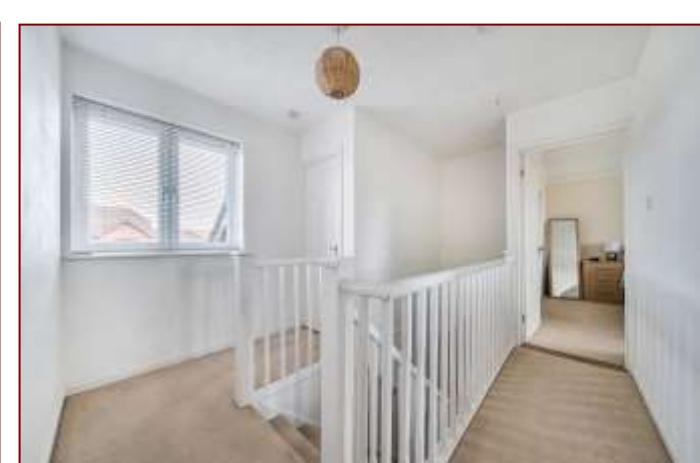
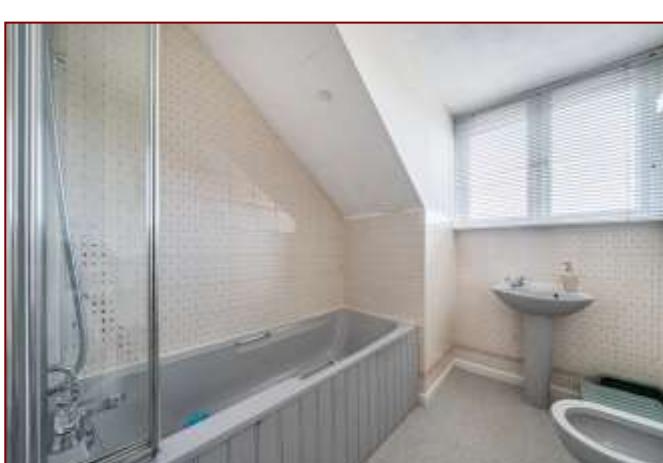
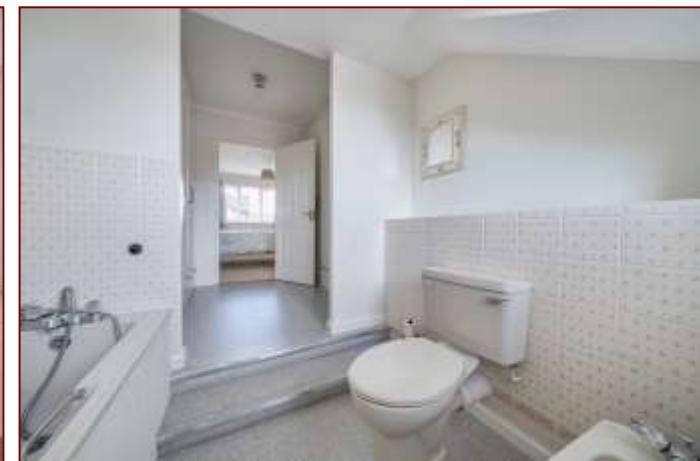
A well-presented and deceptively spacious detached family home, superbly positioned within just a short walk from both Alverstoke Village and Stokes Bay seafront, the property boasts four well-proportioned bedrooms, two bathrooms, double garage, enclosed rear garden and NO ONWARD CHAIN *

The Accommodation Comprises:

Porch into:

Entrance Hall

Stairs to First Floor, radiator.



Utility room
UPVC double glazed window and door to side elevation, a range of base cupboards, worksurface over, tiled splashbacks, space and plumbing for washing machine, stainless steel sink unit with mixer tap, tiled flooring.

First Floor Landing
Access to loft space.

Bedroom One 12' 10" x 11' 6" (3.91m x 3.50m)
UPVC double glazed window to front elevation, door to:

Dressing Room
Fitted with a range of built-in wardrobes, radiator.

En-Suite
Obscured UPVC double glazed window to front elevation, bath with shower attachment, wash hand basin, low level WC, bidet, part-tiled walls, radiator.

Bedroom Two 15' 6" x 11' 8" (4.72m x 3.55m)
UPVC double glazed window to front elevation, radiator.

Bedroom Three 11' 11" x 11' 6" (3.63m x 3.50m)
UPVC double glazed window to rear elevation, built-in wardrobes and cupboards, radiator.

Bedroom Four 9' 11" x 9' 9" (3.02m x 2.97m)
UPVC double glazed window to front elevation, built-in wardrobes, radiator.

Family Bathroom
Obscured UPVC double glazed window to front elevation, bath with mixer tap and shower attachment, wash hand basin, low level WC, bidet, partly tiled walls, radiator, airing cupboard.

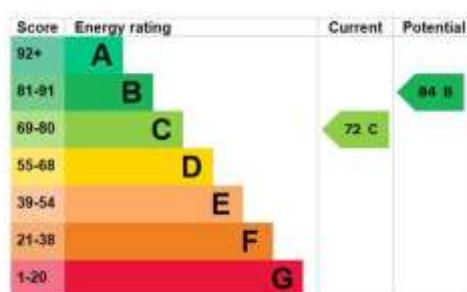
Outside
The spacious rear garden is enclosed by brick wall and fences, mainly laid to lawn, mature plants, shrubs and trees to borders, additional planting areas, paved patio areas, pathway, greenhouse, courtesy door to garage.

To the front is a double garage with electric up and over door, fitted with wall cupboards and courtesy door to rear garden. The garden is mainly laid to lawn with shrubs to borders, brick-paving to front door, tarmac driveway for off-road parking.

General Information

Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains

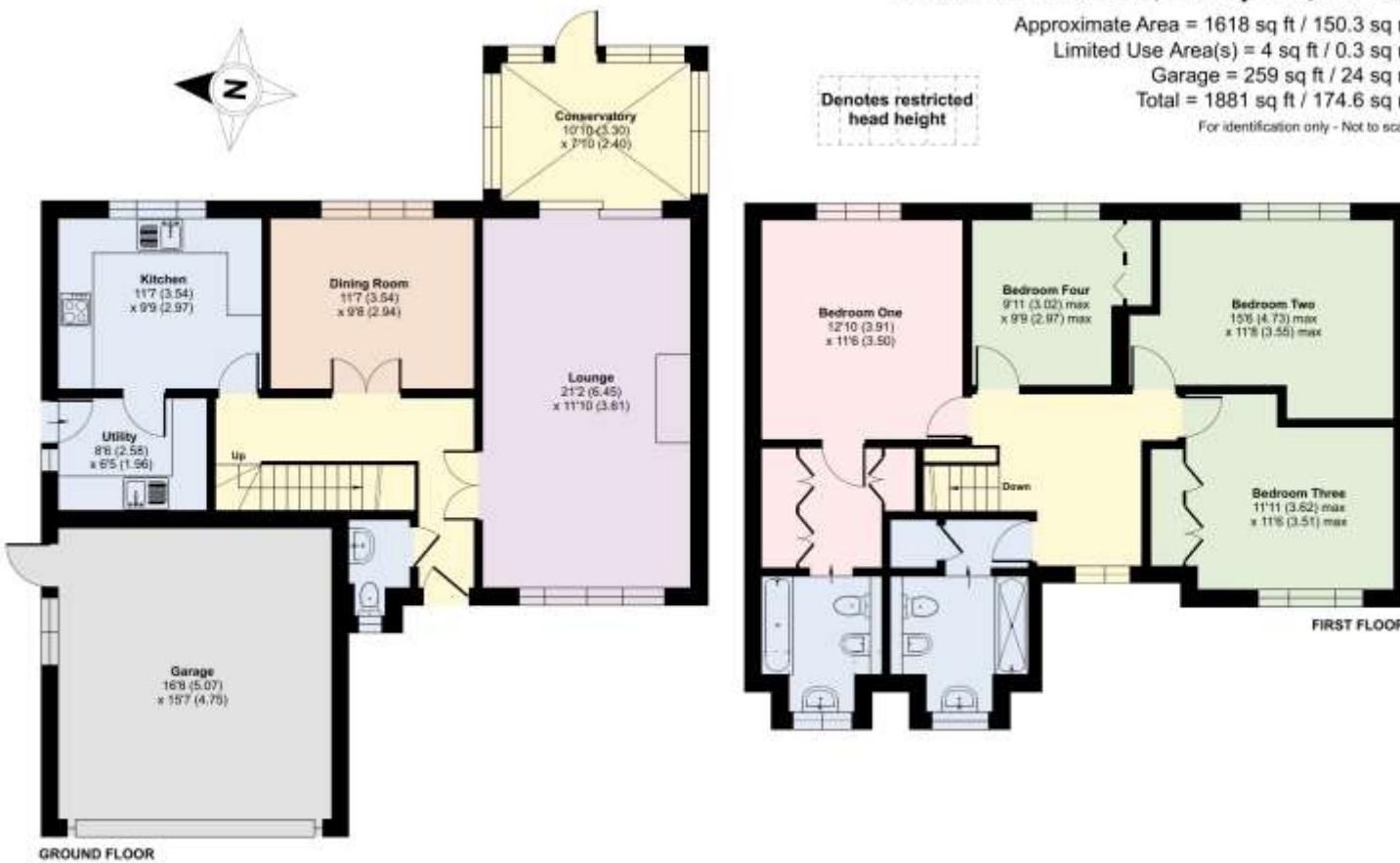
Sewerage: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: F



Fenwicks

THE INDEPENDENT ESTATE AGENT

Atkinson Close, Gosport, PO12



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
 Incorporating International Property Measurement Standards (IPMS2 Residential). © Hitchcox 2009.
 Produced for Fenwicks Estates (Lee & Gosport) Limited. REP- 1384958

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 £600,000
 Atkinson Close, Alverstoke, Gosport, PO12 2BZ

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

Fenwicks
 THE INDEPENDENT ESTATE AGENT