

A well-presented three bedroom house offering an en-suite and a spacious kitchen/diner, located in the new development of Alver Valley, with bus and road links and access to schools and shops, a must view to appreciate.

The Accommodation Comprises:
UPVC door into:

Kitchen/Diner 19' 11" x 11' 10" (6.07m x 3.60m) (L-shaped)
UPVC double glazed windows to front and rear elevation, a range of base cupboards and matching eye level units, stainless steel sink and drainer unit with mixer tap, integrated oven, hob, extractor hood, space for washing machine, dishwasher and fridge/freezer, two radiators, tiled flooring.

Inner Hallway 6' 8" x 3' 5" (2.03m x 1.04m)
Stairs to First Floor landing, understairs storage, access to Lounge, door to:

WC 5' 10" x 4' 4" (1.78m x 1.32m)
UPVC double glazed window to rear elevation, fitted wardrobes, wash hand basin, low level WC, tiled flooring.

Lounge 15' 9" x 9' 1" (4.80m x 2.77m)
UPVC double glazed window to front elevation, UPVC double glazed patio doors to rear garden, tv point, two radiators.

First Floor Landing 10' 4" x 3' 4" (3.15m x 1.02m)
Access to loft space, radiator, doors to:

Bedroom One 9' 3" x 9' 1" (2.82m x 2.77m)
UPVC double glazed window to front elevation, radiator, door to:

En-Suite 4' 2" x 7' 1" (1.27m x 2.16m)
UPVC double glazed window to rear elevation, wash hand basin, double shower cubicle with shower above, low level WC, heated towel rail, tiled surrounds.

Bedroom Two 14' 2" x 8' 4" (4.31m x 2.54m) (Irregular shape)
UPVC double glazed window to front elevation, radiator.

Bedroom Three 7' 1" x 9' 10" (2.16m x 2.99m) (Irregular shape)
UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 1" x 7' 5" (1.85m x 2.26m)
UPVC double glazed window to rear elevation, bath, wash hand basin, low level WC, heated towel rail, tiled surrounds, tiled flooring.

Outside

To the front the garden is laid to shingle, side pedestrian access and enclosed by railings. To the rear the garden is laid to patio with an artificial lawn, outside tap and enclosed by panelled fences. The property benefits from allocated parking.

General Information

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



£260,000

Howe Road, Gosport, PO13 8GR

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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