

* Situated in a highly sought after road in Alverstone is this three bedroom detached home with driveway and garage. The property benefits character features and charm throughout whilst enjoying a southerly facing garden. *

The Accommodation Comprises:

Glazed windows and double opening doors to:

Entrance Porch

Flat ceiling, tiled flooring, wooden front door with obscured glazed window and obscured glazed side panel.

Cloakroom

Flat and coved ceiling, obscured glazed window to front elevation, low level WC, wall-hung wash hand basin with tiled splashback and mirror, radiator.

Lounge 15' 1" x 12' 0" (4.59m x 3.65m)

Archway from Entrance Hall, flat and coved ceiling, parquet flooring, double glazed sliding door to rear garden, gas fire with decorative brick surround and tiled hearth, brick archway opening to:

Dining Room 18' 5" x 11' 9" (5.61m x 3.58m) max

Coved ceiling, parquet flooring, UPVC double glazed bow window to rear elevation, radiator, door to:

Kitchen 10' 8" x 9' 11" (3.25m x 3.02m)

Also accessed via door in Entrance Hall, flat and coved ceiling, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface over, one and a half bowl single drainer sink unit with mixer tap, space for oven with extractor hood over, space for breakfast table and chairs, archway to:

Inner Hall

Flat and coved ceiling, storage cupboard, radiator, glazed door to:

Utility Room 16' 7" x 9' 0" (5.05m x 2.74m)

Wooded door to front, obscured glazed window to side elevation, UPVC double glazed window and door to rear garden, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, fitted with base cupboard and matching eye level unit.

First Floor Landing

Flat and coved ceiling, glazed window to side elevation, access to loft space, airing cupboard housing hot water tank and slatted shelving, doors to:

Bedroom One 13' 0" x 12' 0" (3.96m x 3.65m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom Two 12' 2" x 10' 0" (3.71m x 3.05m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom Three 9' 5" x 7' 11" (2.87m x 2.41m)

Flat and coved ceiling, glazed window to front elevation with secondary glazing, fitted cupboard, radiator.

Shower Room

Flat ceiling with inset spotlights, glazed window to side elevation, low level close coupled WC, wash hand basin with mixer tap set in vanity unit, walk-in shower cubicle with mains shower, chrome-style radiator, tiled walls.

Outside

The rear garden is a delightful feature of the home, has a southerly aspect and is enclosed by wood panel fencing and brick wall, mainly laid to lawn with shrubs and trees to borders, rock water feature, outside tap, gates providing access to side storage area, additional gate providing side pedestrian access, garage with roller door and glazed window to rear elevation.

To the front of the property is a driveway laid to block paving providing off-road parking, partially enclosed by low brick wall with flower borders and shrubs.

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: F



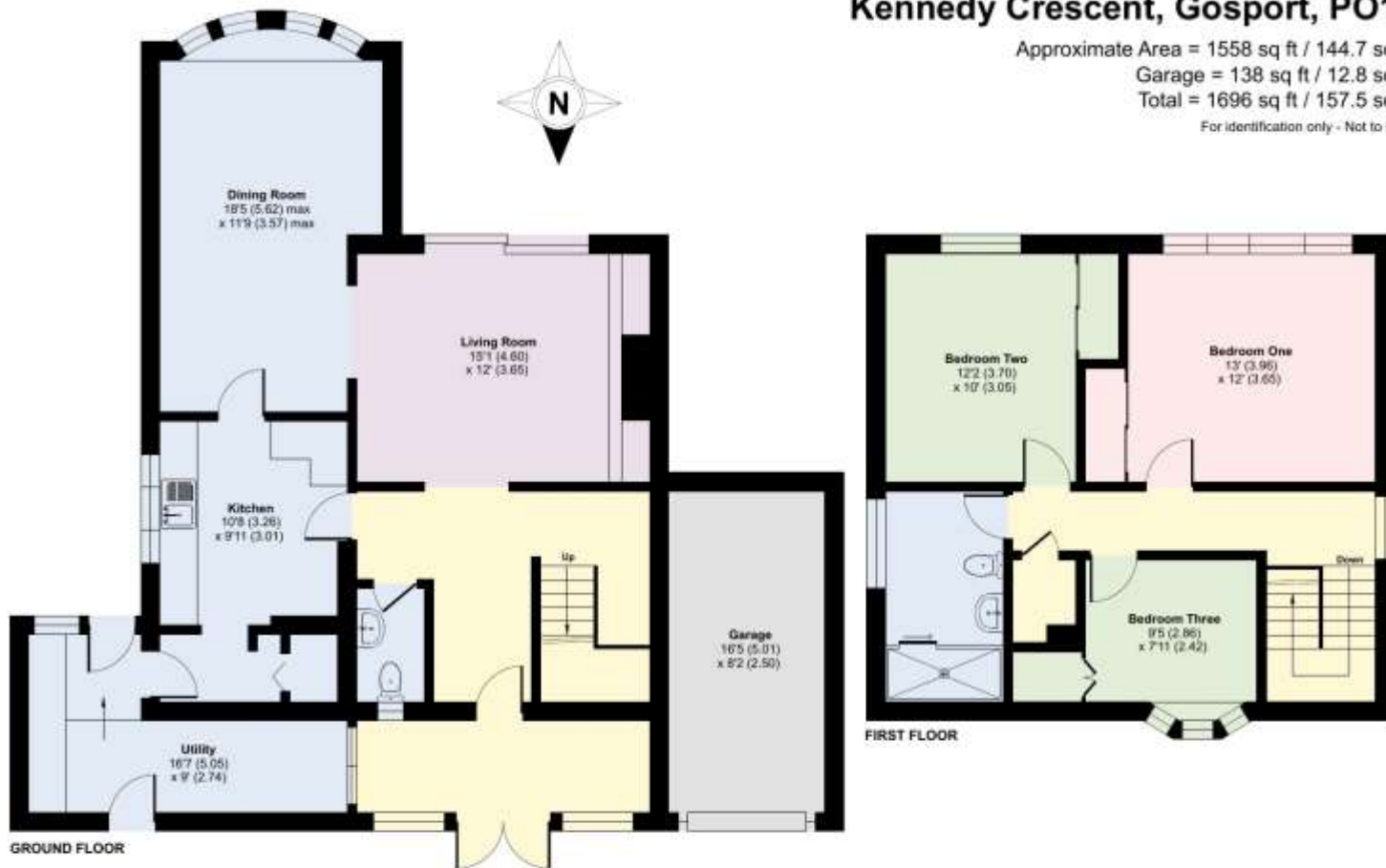
Kennedy Crescent, Gosport, PO12

Approximate Area = 1558 sq ft / 144.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1696 sq ft / 157.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickbeam 2020. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1436873

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£550,000

Kennedy Crescent, Alverstoke, Gosport, PO12 2NL

DRAFT DETAILS

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