

Fenwicks Estate Agents are pleased to welcome to the market this superbly appointed, extended, three bedroom semi detached family home. Benefitting from an open plan living space to the rear, separate lounge, garage and driveway providing parking for three vehicles. Conveniently located close to Alverstoke village, Stokes Bay seafront and Gosport Marinas, in popular school catchment area and offered for sale with no forward chain.

**The Accommodation Comprises:-**  
UPVC double glazed front door to:

**Reception Hall:-**

UPVC double glazed window to side elevation, stairs to first floor with runner, panelling to half wall, dado rail, industrial style radiator, Brampton Chase LVT herringbone flooring, door to:

**WC:-**

UPVC double glazed window to side elevation, low level close coupled WC, wash hand basin set in vanity unit, dado rail, extractor fan, continuation of Brampton Chase LVT herringbone flooring.

**Kitchen/ Dining/ Family Room:- 15' 2" x 10' 10" (4.62m x 3.30m) plus 19' 8" x 7' 9" (5.99m x 2.35m)**

Roof lantern, UPVC double glazed window to rear elevation, UPVC double glazed windows and French doors to rear garden, fitted with a range of base cupboards and matching eye level unit, worksurface over, butler sink with mixer tap, tiled splashback, integrated electric oven with extractor hood over, integrated electric oven and grill, integrated dishwasher, radiator, breakfast bar area, space for table and chairs, space for American-style fridge/ freezer, utility cupboard housing boiler with space and plumbing for washing machine and tumble dryer, further storage cupboard, continuation of Brampton Chase LVT herringbone flooring, pocket door to:

**Living Room:- 12' 0" x 11' 11" (3.65m x 3.63m)**

UPVC double glazed window to front elevation, log burner, panelled wall, continuation of Brampton Chase LVT herringbone flooring.

**First Floor Landing:-**

Access to loft space, door to:

**Master Bedroom:- 12' 2" x 10' 6" (3.71m x 3.20m)**

UPVC double glazed window to front elevation, radiator, storage cupboard, dado rail, panelling to half wall.

**Bedroom Two:- 11' 6" x 8' 10" (3.50m x 2.69m)**

UPVC double glazed window to rear elevation, radiator, dado rail, panelling to half wall.

**Bedroom Three:- 9' 0" x 7' 3" (2.74m x 2.21m)**

UPVC double glazed window to front elevation, radiator, storage cupboard.

**Bathroom:- 6' 1" x 5' 5" (1.85m x 1.65m)**

UPVC double glazed window to rear elevation, low level close coupled WC, wash hand basin set in vanity unit with mixer tap, p-shaped panelled bath with mixer tap and shower over, shower screen, tiling to walls and floor, extractor fan, ladder style radiator.

**Outside:-**

The rear garden is a delightful feature of the home, enclosed by panelled fencing and brick wall, mainly laid to artificial lawn with patio area and stepping stones, outdoor kitchen unit, outside tap, double opening doors to garage. To the front of the property is a driveway providing off road parking for three vehicles, mainly laid to stone chipping with block paving and decorative border.

**Garage:- 19' 4" x 8' 0" (5.89m x 2.44m)**

Tandem with double opening doors to front and rear, power and light connected.

**General Information:-**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Southern Water

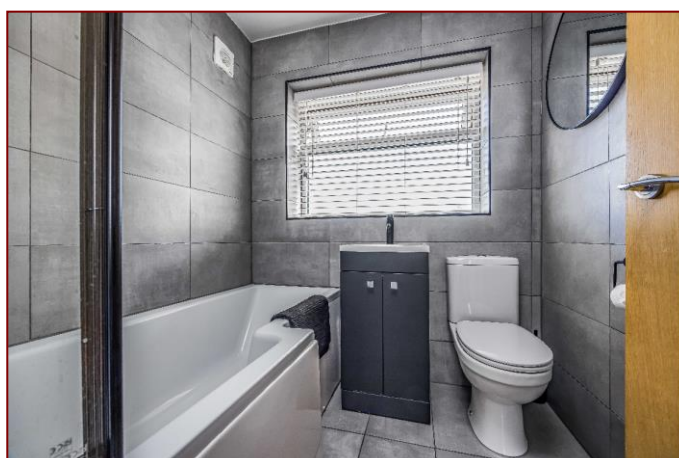
Electric Supply: Mains

Gas Supply: Mains

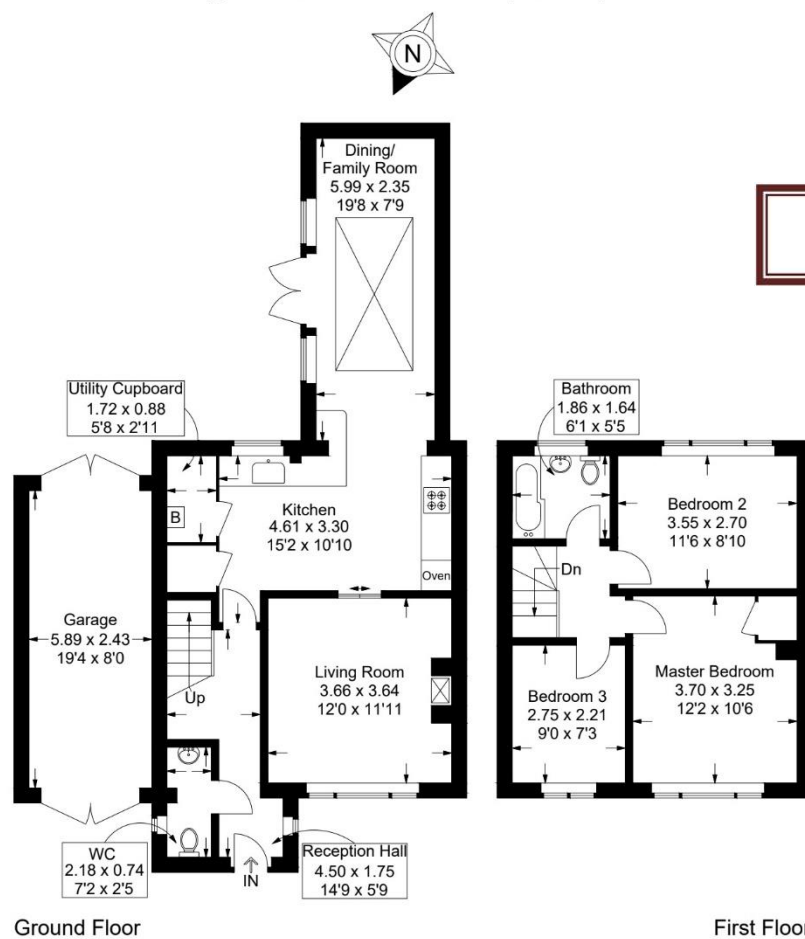
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold Council Tax Band: D



Waterloo Road, Gosport  
 Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft



Awaiting EPC

Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**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.



£385,000

Waterloo Road, Alverstoke, Gosport, PO12 2AL

\*DRAFT DETAILS\*

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

Fenwicks

THE INDEPENDENT ESTATE AGENT