

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

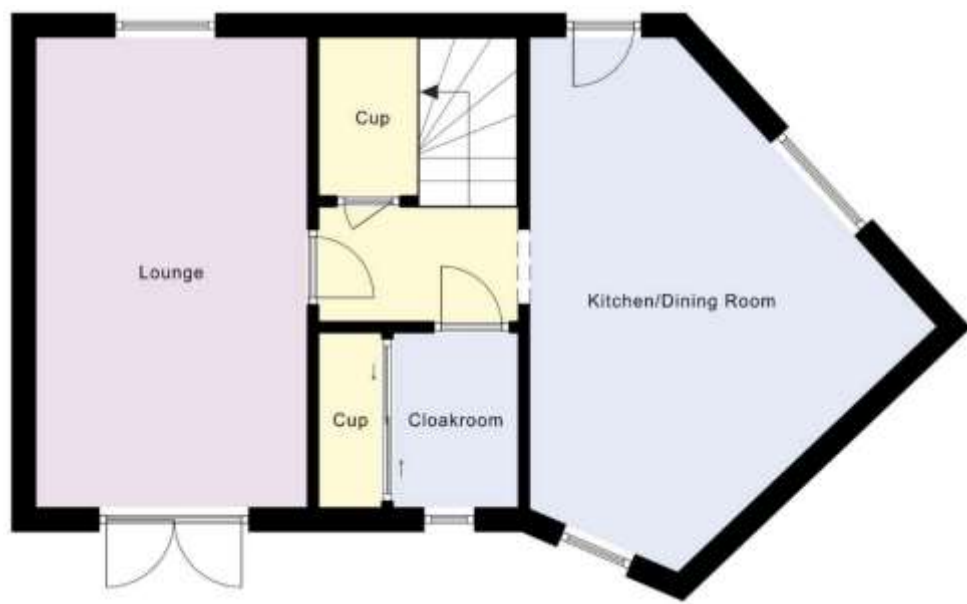
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

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		

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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.

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£250,000

Howe Road, Gosport, PO13 8GR

DRAFT DETAILS

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