

A charming character cottage nestled in the heart of Alverstoke village, a stone's throw from Stokes Bay beach, benefitting from no onward chain, two well-proportioned bedrooms, kitchen, first floor bathroom, enclosed rear garden with bespoke office/hobby room.

**The Accommodation Comprises**

Solid front door to:

**Lounge/Dining** Lounge: 11' 0" x 10' 11" (3.35m x 3.32m) / Dining Area: 11' 2" x 10' 11" (3.40m x 3.32m)

Double glazed windows to front elevation, wood burner, stairs to first floor landing, oak flooring, space for table and chairs, two radiators.

**Kitchen** 9' 9" x 9' 1" (2.97m x 2.77m)

Single glazed window and door to rear elevation, a range of base cupboards and matching eye level units, space for washing machine, fridge/freezer, slim line dishwasher, integrated oven and grill with extractor hood over, sink with mixer tap, tiled flooring.

**First floor landing**

Access via hatch to a boarded loft with light and power connected.

**Bedroom One** 11' 0" x 10' 11" (3.35m x 3.32m) maximum measurements

Double glazed window to front elevation, radiator, feature fireplace.

**Bedroom Two** 9' 6" x 9' 0" (2.89m x 2.74m)

Single glazed window to rear elevation, radiator.

**Bathroom** 6' 7" x 5' 4" (2.01m x 1.62m)

P-shaped spa bath with mixer taps and shower above, wash hand basin with mixer tap, low level WC, full tiling to walls, vinyl flooring.

**Outside**

To the front of the property there is a small forecourt garden enclosed by low brick wall. The rear garden is enclosed by panelled fences, ambient lighting, mainly laid to patio, path and lawn.

**Office/Hobby Room & Store** 11' 5" x 9' 1" (3.48m x 2.77m) Store: 9' 11" x 5' 4" (3.02m x 1.62m)

Composite doors and surround with glass frontage, power and light connected, broadband connection, electric heating. Store room is accessible via the office/hobby room as located behind, power and light connected.

**General Information**

Construction - Traditional

Water Supply - Mains

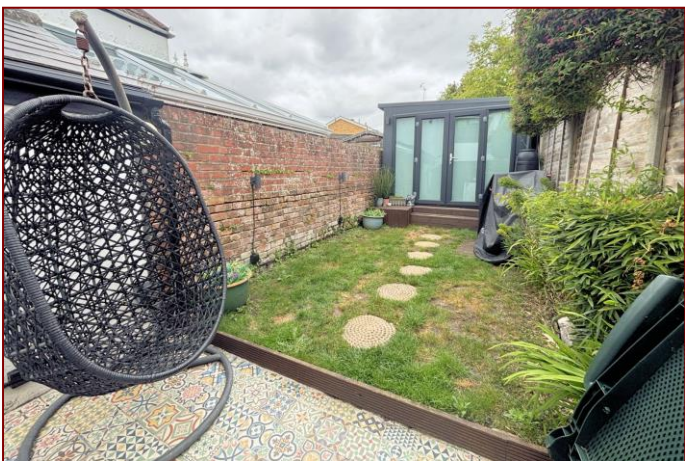
Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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

		73 C	89 B
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Tenure: Freehold

Council Tax Band: B

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£292,500

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\*DRAFT DETAILS\*

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