

Fenwicks estate agents are pleased to offer this three bedroom semi detached family home situated in a popular location close to popular schools, amenities & stokes bay beach, benefitting from garage and driveway, enclosed rear garden, modern first floor bathroom & extended kitchen/ sitting room.

The Accommodation Comprises:-
UPVC double glazed door to:

Entrance Porch:-
UPVC double glazed windows to front and side elevation, space for coats, tiled floor, obscured front door to:

Entrance Hall:-
Stairs to first floor, under stairs storage cupboard housing meters, radiator, door to:

Cloakroom:- 4' 6" x 2' 4" (1.37m x 0.71m)
Obscured UPVC double glazed window to side elevation, low level WC, corner wash hand basin with mixer tap.

Lounge/ Diner:-
UPVC double glazed window to front elevation, space for table and chairs, sliding doors into sitting room, fireplace, radiator.

Sitting Room:- 15' 5" x 10' 6" (4.70m x 3.20m) maximum measurements
UPVC double glazed windows to side and rear elevation, UPVC doors out to rear garden, radiator.

Kitchen:-
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, space for fridge/ freezer, washing machine, cooker, corner sink with mixer tap.

First Floor Landing:-
UPVC double glazed window to side elevation, access to loft via hatch.

Bedroom One:- 12' 3" x 11' 9" (3.73m x 3.58m)
UPVC double glazed window to front elevation, built in wardrobes with sliding doors, radiator.

Bedroom Two:- 11' 9" x 9' 11" (3.58m x 3.02m) maximum measurements
UPVC double glazed window to rear elevation, built in wardrobes, radiator.

Bedroom Three:- 9' 2" x 7' 3" (2.79m x 2.21m)
UPVC double glazed window to front elevation, built in cupboards housing boiler, radiator.

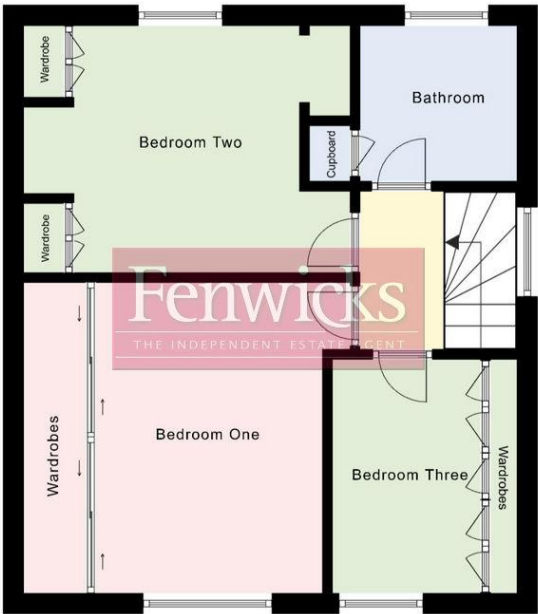
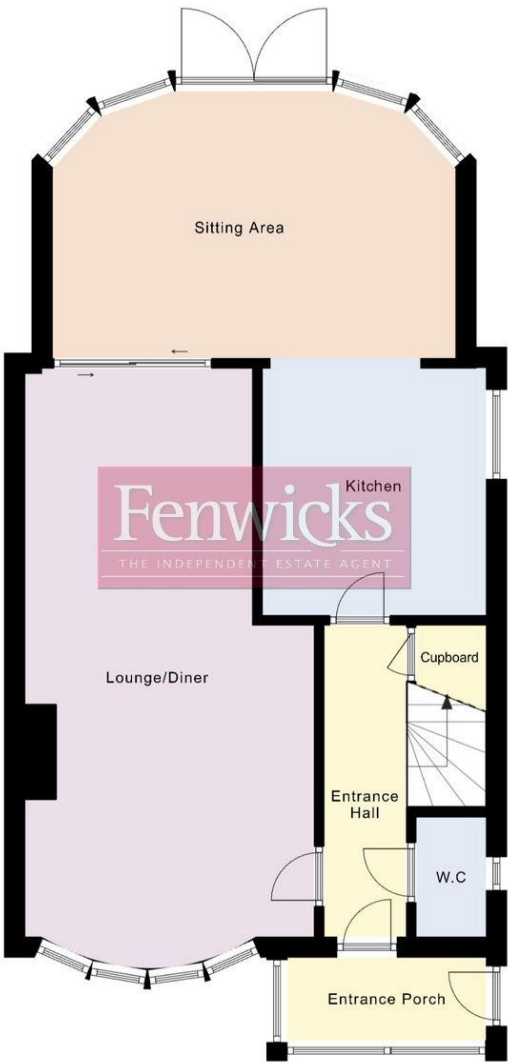
Bathroom:- 6' 2" x 6' 1" (1.88m x 1.85m)
Obscured UPVC double glazed window to rear elevation, bath with shower above, tiling to walls, wash hand basin with mixer tap, low level W.C, cupboard housing water tank and shelving.

Outside:-
To the front of the property there is a blocked paved driveway providing off road parking, shrubs and trees to borders, double cast iron gates that lead to the garden and garage which has up and over door, further courtesy door to rear elevation, light and power. The rear garden is a delightful feature of the property, mainly laid to lawn with patio and path, shrubs and trees to borders, enclosed by panelled fences.

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: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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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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DRAFT DETAILS

£345,000
 St. Helens Road, Alverstoke, Gosport, PO12 2RN
 Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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