

OFFERS IN EXCESS OF £232,500

40 Oval Gardens

Alverstoke, Gosport, Hampshire, PO12 2RB

Situated in the sought-after area of Alverstoke, Gosport, and within easy reach of the beach, this two-bedroom semi-detached house is offered for sale with no onward chain. Well-suited to a range of buyers, the property provides two well-proportioned double bedrooms, two flexible reception rooms, and the convenience of bathrooms on both floors. Additional benefits include a driveway, garage, and an enclosed rear garden, creating a practical and inviting home. To arrange a viewing, please contact our Gosport office — phone lines are open until 8pm.

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ENTRANCE HALL

LOUNGE 12' 11" x 11' 10" (3.95m x 3.61m)

DINING HALL 12' 2" x 11' 2" (3.71m x 3.42m)

KITCHEN 15' 0" x 6' 0" (4.59m x 1.83m)

SHOWER ROOM 6' 3" x 5' 10" (1.93m x 1.80m)

FIRST FLOOR LANDING

BEDROOM 1 13' 1" x 11' 10" (4m x 3.63m)

BEDROOM 2 12' 5" x 10' 3" (3.79m x 3.13m)

BATHROOM 8' 10" x 6' 9" (2.71m x 2.08m)

OUTSIDE

GARAGE Via shared Driveway

FRONT & REAR ENCLOSED GARDENS

AGENTS NOTES Freehold

Council Tax Band C





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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