

Gomer Lane, Alverstoke,  
Gosport, Hampshire, PO12 2SA

£385,000



Detached House

Spacious Lounge

Side Garage

PVCu Double Glazing

No Forward Chain

Three Bedrooms

Separate Dining Room / Bedroom 4

Front Driveway With Space For Several Cars

Gas Central Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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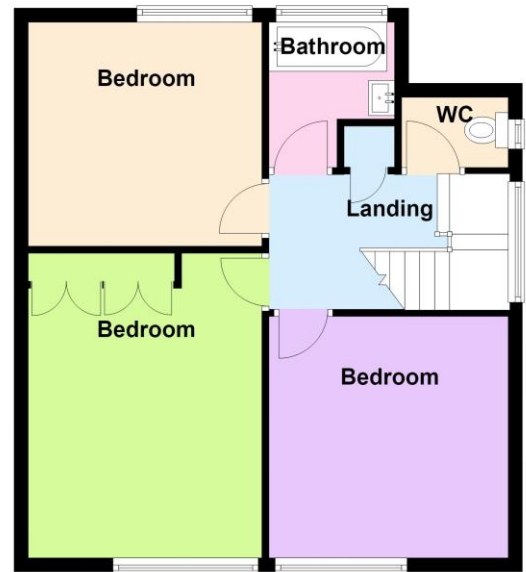
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**Ground Floor**



**First Floor**

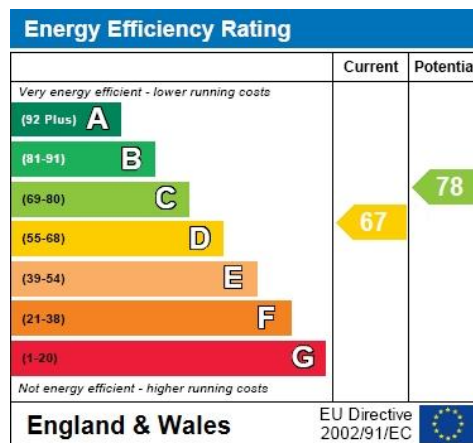


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|                         |                                                                                                                                                                                                                                                  |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Porch          | PVCu double glazed front door and window, glazed inner door to:                                                                                                                                                                                  |
| Entrance Hall           | Double radiator, stairs to first floor.                                                                                                                                                                                                          |
| Cloakroom               | Low level W.C., vanity hand basin, plumbing for washing machine, tiled splashbacks.                                                                                                                                                              |
| Lounge                  | 22'5" (6.83m) x 12'11" (3.94m) 2 PVCu double glazed patio doors to garden, timber flooring, 2 radiators, stone fireplace.                                                                                                                        |
| Dining Room / Bedroom 4 | 15'1" (4.6m) x 7'11" (2.41m) PVCU double glazed window, double radiator, laminate flooring.                                                                                                                                                      |
| Kitchen                 | 8'9" (2.67m) x 7'8" (2.34m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, PVCu double glazed window, built in oven and 4 ring gas hob with extractor canopy over, radiator, door to garden. |
| ON THE 1ST FLOOR        |                                                                                                                                                                                                                                                  |
| Landing                 | PVCu double glazed window, access to loft space, airing cupboard with wall mounted Vaillant gas central heating boiler.                                                                                                                          |
| Bedroom 1               | 14'2" (4.32m) x 10'11" (3.33m) PVCu double glazed window, radiator, built in cupboards.                                                                                                                                                          |
| Bedroom 2               | 10'11" (3.33m) x 10'5" (3.18m) PVCu double glazed window, radiator.                                                                                                                                                                              |
| Bedroom 3               | 11'3" (3.43m) x 11'2" (3.4m) PVCu double glazed window, radiator.                                                                                                                                                                                |
| Bathroom                | Panelled bath with mixer tap and separate shower over, shower screen, vanity hand basin, tiled splashbacks, extractor fan, PVCu double glazed window, chrome heated towel rail.                                                                  |
| Separate W.C.           | W.C., access to eaves, PVCu double glazed window, radiator.                                                                                                                                                                                      |
| OUTSIDE                 |                                                                                                                                                                                                                                                  |
| Front Garden            | Tarmac driveway, crazy paved area, borders.                                                                                                                                                                                                      |
| Rear Garden             | Lawn.                                                                                                                                                                                                                                            |
| Garage                  | 26'1" (7.95m) x 8'4" (2.54m) Max Cantilever door, power and light, PVCu door to side.                                                                                                                                                            |
| Services                | We understand that this property is connected to mains gas, electric, water and sewage.                                                                                                                                                          |
| Tenure                  | Freehold.                                                                                                                                                                                                                                        |
| Council Tax             | Band D.                                                                                                                                                                                                                                          |

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate  
available upon request

## Appointment

Date: Time: Person Meeting:

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.