

Tucked away in a sought-after cul-de-sac and benefitting from no onward chain is this well-presented two bedroom link detached home. The property further benefits from an enclosed rear garden, garage, parking and modern fitted shower room.

The Accommodation Comprises:
Obscured UPVC double glazed front door to:

Entrance Hall
Radiator, door to:

Cloakroom 8' 1" x 2' 11" (2.46m x 0.89m)
Obscured UPVC double glazed window to front elevation, low level close coupled WC, wash hand basin set in vanity unit, radiator.

Lounge/Diner 22' 8" x 15' 7" (6.90m x 4.75m)
UPVC double glazed window to front elevation, two radiators, stairs to first floor, space for table and chairs, glazed door and window to Conservatory, door to:

Kitchen 9' 10" x 7' 8" (2.99m x 2.34m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, gas oven (to remain) with extractor hood over, washing machine (to remain), wall mounted boiler.

Conservatory 10' 4" x 8' 2" (3.15m x 2.49m)
UPVC double glazed windows to rear and side elevations, polycarbonate roof, UPVC double glazed sliding door to rear garden.

First Floor Landing
Access to loft space, storage cupboard.

Bedroom One 10' 4" x 12' 3" (3.15m x 3.73m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Two 9' 2" x 8' 10" (2.79m x 2.69m)
UPVC double glazed window to rear elevation, radiator, wardrobe (to remain).

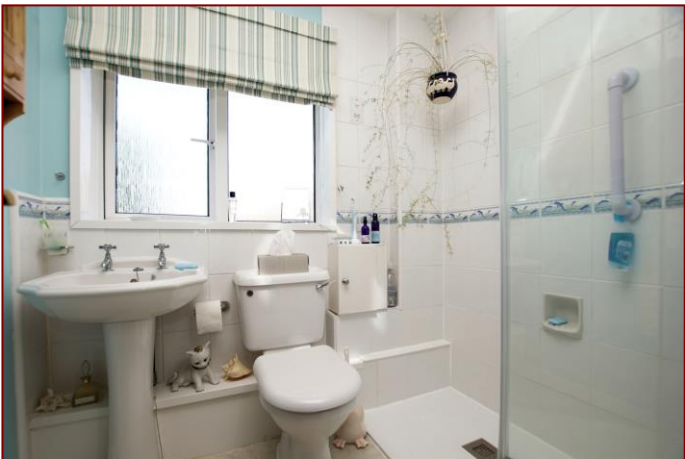
Shower Room 5' 10" x 6' 5" (1.78m x 1.95m)
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin, walk-in shower cubicle with electric shower.

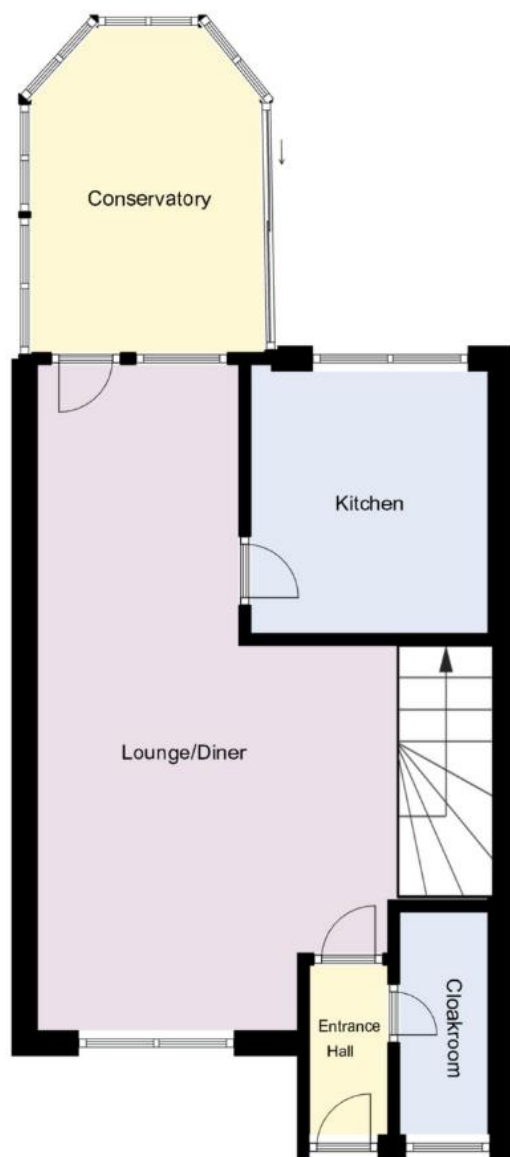
Outside
The rear garden is a delightful feature of the home, enclosed by brick wall and panelled fencing, mainly laid to lawn with patio area, shrubs and trees to borders, UPVC double glazed courtesy door and UPVC double glazed window to garage with power and light, electric roller door to front.

To the front of the property is a driveway providing off road parking, pathway to front door, shrubs extending round to the rear garden, outside tap.

General Information:
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Sewerage: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£360,000

Atkinson Close, Alverstoke, Gosport, PO12 2BZ

DRAFT DETAILS

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

Fenwicks
THE INDEPENDENT ESTATE AGENT