

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.

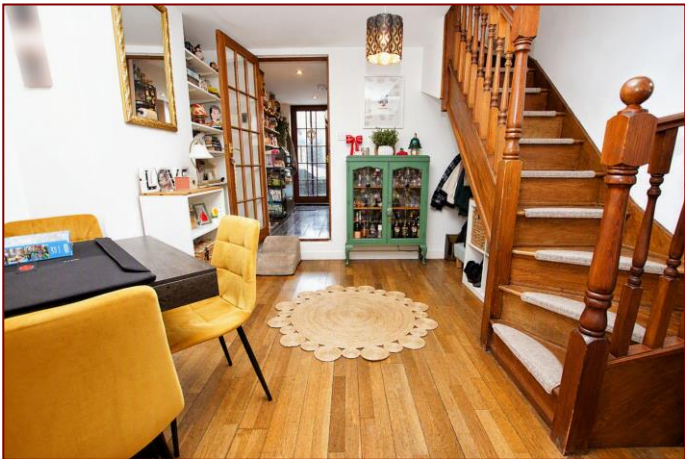
Bedroom Two 9' 6" x 9' 0" (2.89m x 2.74m)
Single glazed window to rear elevation, radiator.

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		

Tenure: Freehold

Council Tax Band: B



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