

OFFERS IN THE REGION OF £267,500

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

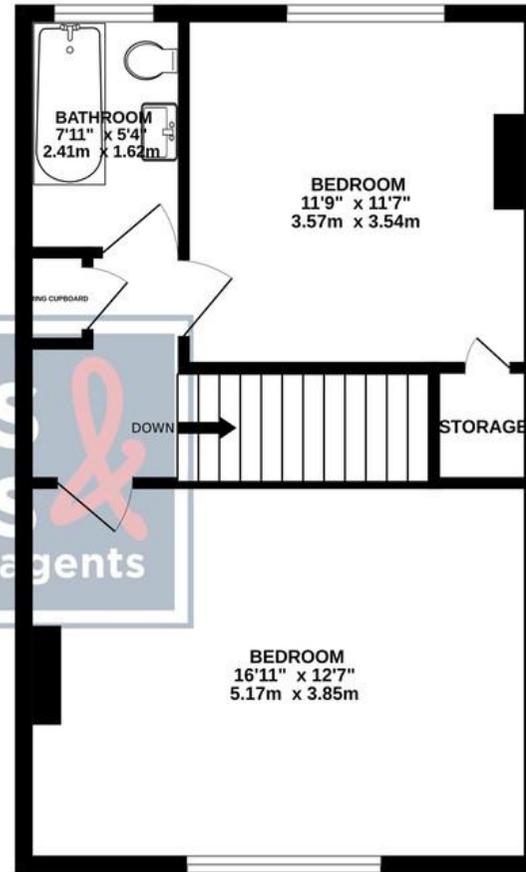
AGENTS NOTES Freehold

Council Tax Band C



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.

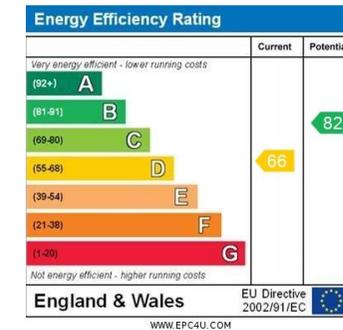


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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.



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