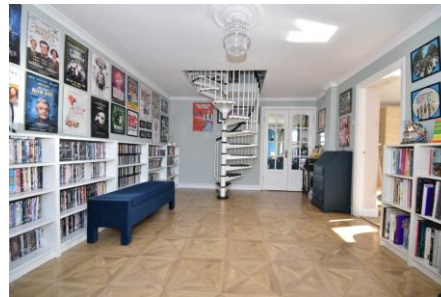


St Francis Road, Alverstoke,
Gosport, Hampshire, PO12 2UG

GUIDE PRICE
£400,000



Individual Family Home With Extended
Accommodation

Modern Kitchen

Larger Than Normal Garden

Driveway For Several Cars

PVCu double Glazing & Gas Central
Heating

Large Conservatory / Family Room To
Rear

Ground Floor Cloakroom & En-Suite
Shower Room To Bedroom 1

Garage & Additional Brick Workshop

Cul-De-Sac Location Near To Gilkicker &
Stokes Bay

Individual Property Deceptive Of The
Accommodation & Features On Offer

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Ground Floor



First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door, radiator, shelved cupboards, storage cupboard, coved ceiling, ceramic tiled floor.
Cloakroom	Low level W.C., vanity hand basin with cupboard under, chrome heated towel rail, PVCu double glazed window, tiled splashbacks, ceramic tiled floor, coved ceiling.
Kitchen / Breakfast Room	15'8" (4.78m) x 11'7" (3.53m) 1 1/2 bowl composite sink, wall and base cupboards with quartz worksurface over, recess for American style fridge/freezer, plumbing for washing machine, built in oven and 4 ring induction hob with cooker extractor canopy over, breakfast bar, PVCu double glazed window and French doors to garden, ceramic tiled floor, coved ceiling.
Lounge	17'8" (5.38m) x 11'10" (3.61m) PVCu double glazed bow window, marble style fireplace with living flame gas fire, tall standing radiator, coved ceiling, meter cupboard, Georgian style glazed doors to:
Dining Room	13'10" (4.22m) x 11'11" (3.63m) Tall standing radiator, coved ceiling, spiral staircase to first floor, square archway to:
Large Conservatory / Family Room	22'6" (6.86m) x 9'0" (2.74m) widening to 15'11" (4.85m), PVCu double glazed windows, 2 sets of French doors to garden, 2 lantern roofs, 2 radiators, coved ceiling.
ON THE 1ST FLOOR	
Landing	Fitted cupboard with mirror fronted sliding doors, radiator, access to loft space.
Bedroom 1	11'6" (3.51m) x 9'7" (2.92m) To Wardrobe Double radiator, fitted mirror wardrobes, built in cupboards with wall mounted gas central heating boiler, radiator, coved ceiling.
En-Suite Shower Room	Shower cubicle, pedestal hand basin, low level W.C., tiling to 3 walls, chrome heated towel rail, extractor fan.
Bedroom 2	11'11" (3.63m) x 10'8" (3.25m) PVCu double glazed window, tiled walls, coved ceiling.
Bedroom 3	11'10" (3.61m) x 8'4" (2.54m) PVCu double glazed window, built in mirror fronted wardrobes, double radiator.
Bathroom	Panelled bath with mixer tap, vanity hand basin with cupboard under, low level W.C., chrome heated towel rail, separate shower cubicle, tiled walls and floor, roof window.
OUTSIDE	
Front Garden	Concrete driveway with space for several cars, flower border.
Garage	17'11" (5.46m) x 8'9" (2.67m) Cantilever door, light and power, PVCu double glazed window and door.

Brick & Block Workshop

11'2" (3.4m) x 7'8" (2.34m) Behind garage, with power and light.

Rear Garden

Large wrap around garden with lawn, patios, decking area, summer house, green house, pergola, side pedestrian gate.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

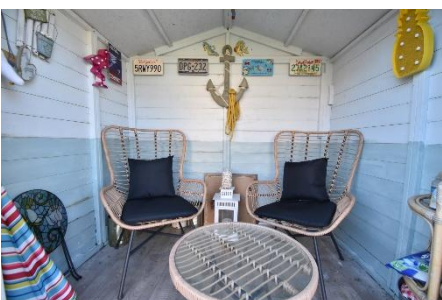
Freehold.

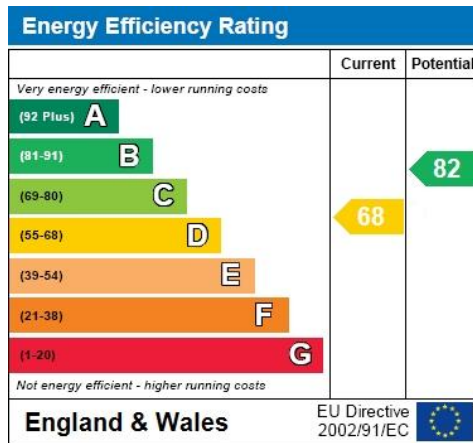
Council Tax

Band C.

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:
Viewing Notes		

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.