

GUIDE PRICE

£700,000 - £750,000

3 The Spur

Alverstoke, Gosport, Hampshire, PO12 2NA

Set in a quiet Alverstoke cul-de-sac just one road back from the beach, this extended five-bedroom detached home offers generous and versatile living space within easy reach of the village. The extended ground floor includes five reception rooms and a utility room, with a flexible layout that could suit extended duel family living. Upstairs, all four bedrooms are doubles, including the principal bedroom with its own en-suite. The house would benefit from some general cosmetic updating, giving the next owners scope to make it their own. Outside, there's a west-facing garden, a second garden and a double garage with a roller door. The property is within the Bay House School catchment and is offered with no onward chain. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing.

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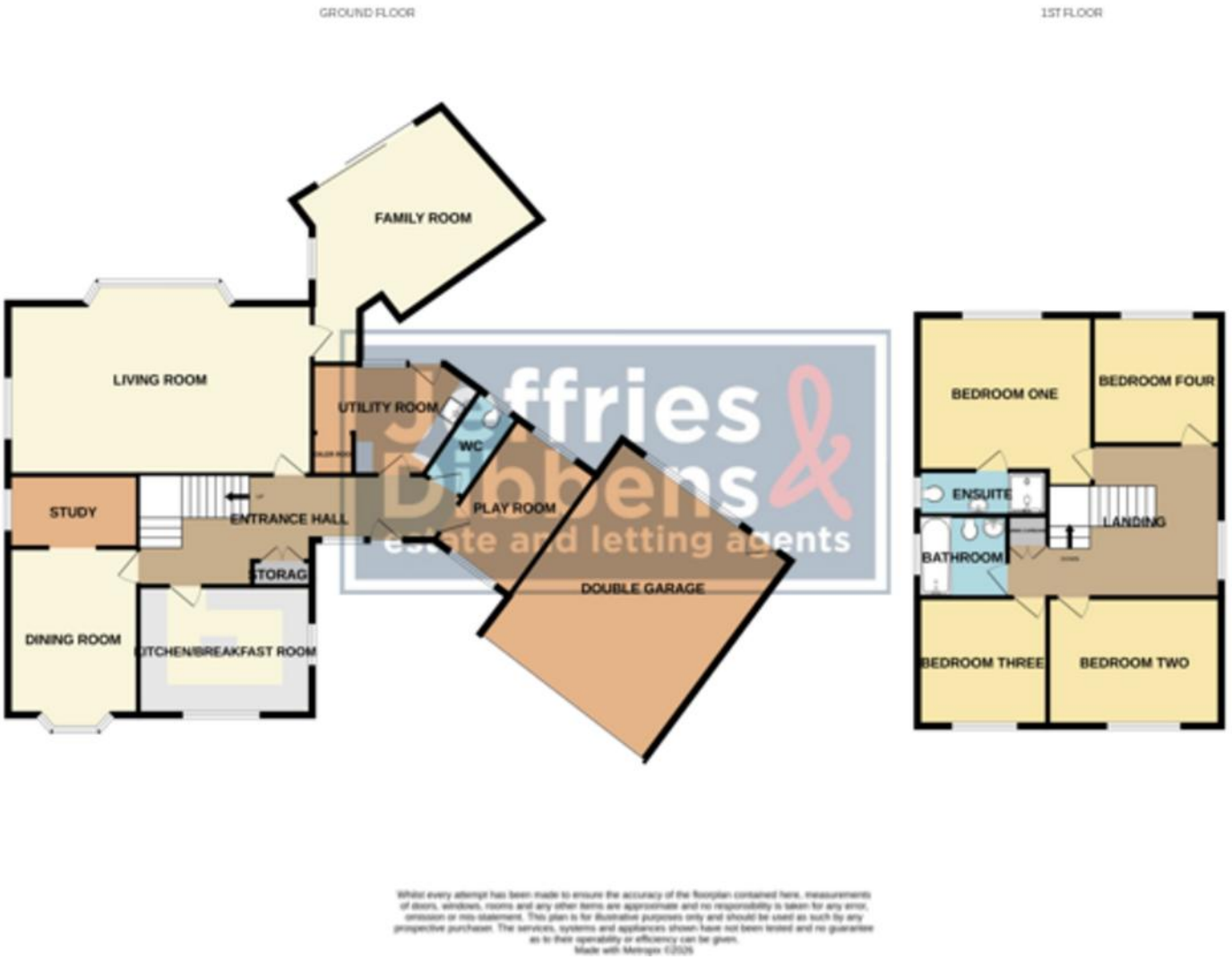






Entrance Hallway
LIVING ROOM 24' 2" x 16' 6" (7.38m x 5.05m)
DINING ROOM 14' 2" x 11' 2" (4.32m x 3.41m)
KITCHEN 12' 6" x 10' 7" (3.82m x 3.24m)
FAMILY ROOM 15' 9" x 11' 10" (4.81m x 3.61m)
PLAY ROOM 12' 3" x 7' 8" (3.74m x 2.36m)
UTILITY ROOM 13' 1" x 8' 0" (3.99m x 2.45m)
GARAGE 19' 9" x 16' 6" (6.04m x 5.04m)
STAIRS AND LANDING
BEDROOM ONE 14' 6" x 12' 8" (4.42m x 3.88m)
EN-SUITE
BEDROOM TWO 12' 7" x 10' 7" (3.84m x 3.25m)
BEDROOM THREE 11' 2" x 10' 9" (3.42m x 3.29m)
BEDROOM FOUR 10' 4" x 9' 5" (3.17m x 2.88m)
OFF ROAD PARKING
WESTERLY FACING GARDEN
SECONDARY GARDEN





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

EPC to follow

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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