

Fenwicks are pleased to offer this well-presented character property, briefly comprising, modern fitted kitchen/ dining room, first floor bathroom, separate lounge, two double bedrooms and an enclosed rear garden.

The Accommodation Comprises:-
Front door to:

Lounge:- 13' 4" x 10' 0" (4.06m x 3.05m)
UPVC double glazed window to front elevation, stairs to first floor with oak banister, understairs storage cupboard, fireplace, two radiators, wood effect flooring, archway to:

Kitchen/ Dining Room:- 20' 2" x 13' 4" (6.14m x 4.06m) maximum measurements
UPVC double glazed window and door to rear elevation, Velux window in kitchen area, fitted with a range of base cupboards and matching eye level units, integrated oven with gas hob and extractor hood over, recess for fridge/ freezer, breakfast bar, inset spotlighting, wood effect flooring.

First Floor Landing:-

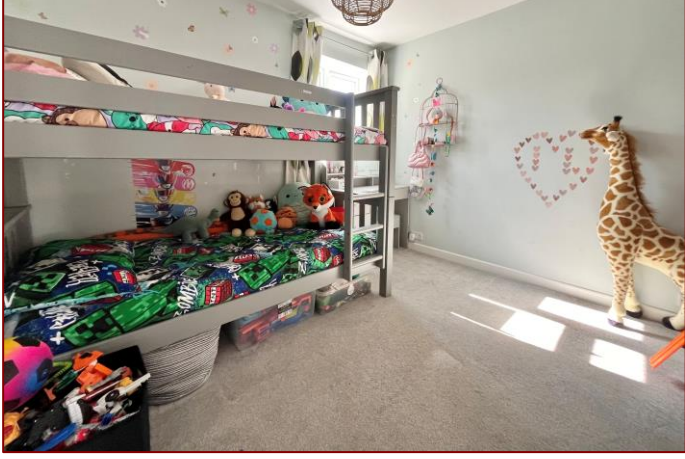
Bedroom One:- 10' 8" x 10' 1" (3.25m x 3.07m)
UPVC double glazed window to front elevation, storage cupboard, radiator.

Bedroom Two:- 10' 7" x 10' 1" (3.22m x 3.07m) maximum measurements
UPVC double glazed window to rear elevation, radiator.

Bathroom:- 8' 11" x 7' 9" (2.72m x 2.36m)
Obscured UPVC double glazed window to rear elevation, a modern fitted suite briefly comprising: low level W.C, wash hand basin, bath with mixer shower above, airing cupboard housing gas central heating boiler.

Outside:-
Mainly laid to lawn with patio and path, enclosed by panelled fences, shed to remain, approximately southerly facing, pedestrian access.

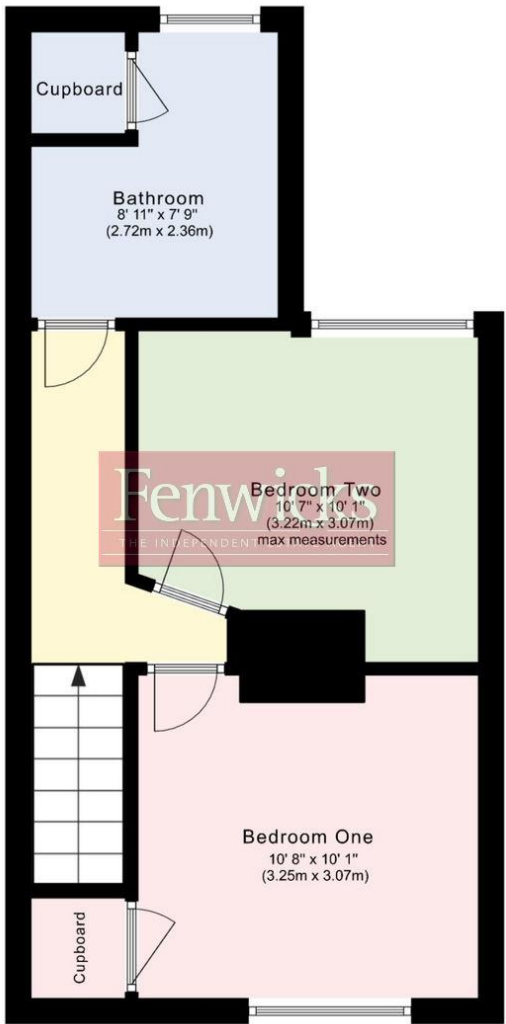
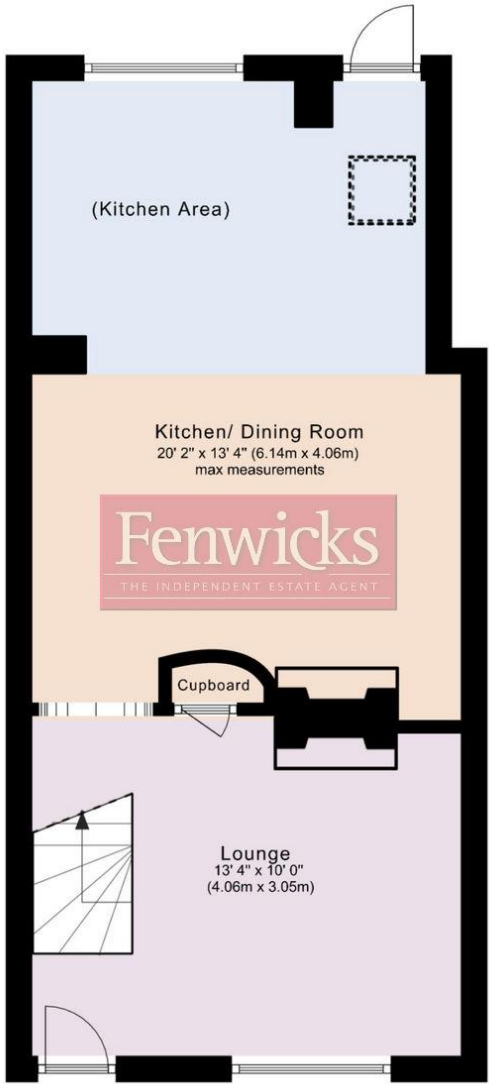
General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk



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



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.



DRAFT DETAILS

£255,000
Clayhall Road, Alverstoke, Gosport, PO12 2AJ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT