

Brodrick Avenue, Alverstoke,  
Gosport, Hampshire, PO12 2EN

£440,000



Semi Detached House

Popular Residential Location

Kitchen / Breakfast Room

Garage & Car Hardstanding From Rear  
Service Road

Updating & Improvement Required

Four Bedrooms

Two Good Size Reception Rooms &  
Conservatory

First Floor Bathroom & Separate W.C.

Gas Central Heating

No Forward Chain

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

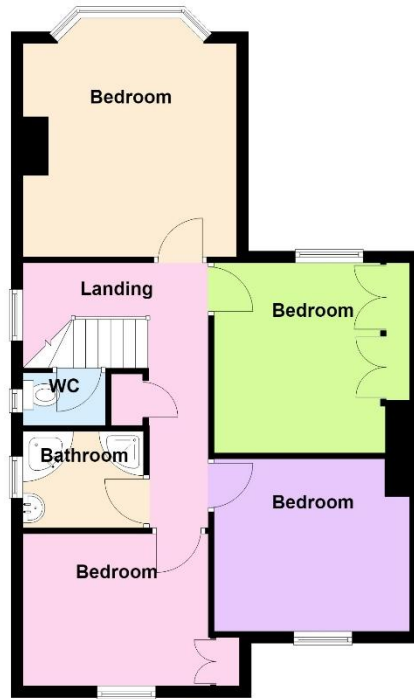
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Ground Floor



First Floor



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Entrance Porch	PVCu double glazed window and door, glazed inner door to:
Entrance Hall	Built in cupboard, stairs to first floor, picture rail.
Cloakroom	Corner hand basin, W.C., PVCu double glazed window, ½ tiled doors.
Lounge	14'6" (4.42m) Into Bay x 12'0" (3.66m) PVCu double glazed window, fire surround, double radiator, plate rack, coving, ceiling decor.
Dining Room	16'1" (4.9m) x 10'11" (3.33m) Fitted cupboards and shelving, timber fire surround with marble inset and hearth, plate rack, coved ceiling, ceiling decor.
Conservatory	18'1" (5.51m) x 9'0" (2.74m) narrowing to 5'11" (1.8m) L Shaped, PVCu double glazed windows and French doors to garden, single door to side, polycarbonate roof.
Kitchen / Breakfast Room	17'5" (5.31m) x 10'3" (3.12m) Single drainer stainless steel sink unit, wall and base units with worksurface over, 2 PVCu double glazed windows, radiator, wall mounted gas boiler, gas cooker point, larder cupboard, part glazed door to sideways.
ON THE 1ST FLOOR	
Landing	Stained glass window, access to loft space, airing cupboard.
W.C.	W.C., timber window.
Bedroom 1	14'10" (4.52m) Into Bay x 11'11" (3.63m) PVCu double glazed window, radiator, cast iron fireplace, picture rail.
Bedroom 2	10'8" (3.25m) x 9'2" (2.79m) To Wardrobe PVCu double glazed window, picture rail, built in cupboards, radiator.
Bedroom 3	10'11" (3.33m) x 9'7" (2.92m) PVCu double glazed window, radiator, fireplace, picture rail.
Bedroom 4	10'2" (3.1m) x 8'7" (2.62m) PVCu double glazed window, vanity hand basin, built in cupboard.
Bathroom	Corner bath, shower cubicle, pedestal hand basin, timber window, chrome heated towel rail, tiled walls.
OUTSIDE	
Front Garden	Tiled path, artificial grass, flower borders, side pedestrian access to;
Rear Garden	Decking area, lawn, flower borders Hardstanding with double timber gates accessed from rear service road.
Detached Garage	

Agents Note

There are solar panels to this property which we understand are owned outright.

Services

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

Tenure

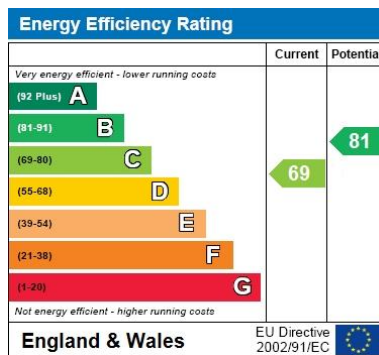
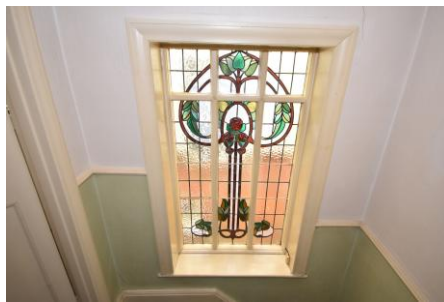
Freehold.

Council Tax

Band E.

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.