

Situated in a sought after location within popular school catchment and close to the seafront is this well presented family home. Benefitting from three bedrooms, first floor bathroom and enclosed rear garden.

The Accommodation Comprises:-

Obscured UPVC double glazed front door to:

Entrance Hall:-

Space and plumbing for washing machine, storage cupboard, obscured glazed door to:

Lounge/ Dining Room:- 19' 3" x 15' 3" (5.86m x 4.64m)

Flat and coved ceiling with inset spotlighting, UPVC double glazed window to rear elevation, radiator, space for table and chairs, stairs to first floor, opening to:

Kitchen:- 12' 2" x 6' 10" (3.71m x 2.08m)

Flat and coved ceiling with inset spotlighting, UPVC double glazed window to front elevation, fitted with a modern range of base cupboards and matching eye level units, worksurface over, stainless steel sink unit with mixer tap, space for range style oven with extractor hood over, integrated dishwasher, fridge and freezer.

Cloakroom:- 7' 5" x 2' 8" (2.26m x 0.81m)

Window into hall, low level close coupled WC, wash hand basin.

Inner Hall:-

UPVC double glazed sliding door into rear garden, door to:

Store:- 7' 1" x 4' 0" (2.16m x 1.22m)

Window to side elevation.

First Floor Landing:-

Coved ceiling, access to loft space, door to:

Bedroom One:- 13' 4" x 9' 9" (4.06m x 2.97m)

Flat and coved ceiling, UPVC double glazed window to front elevation, radiator, storage cupboard, wall mounted boiler.

Bedroom Two:- 13' 0" x 9' 9" (3.96m x 2.97m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom Three:- 9' 11" x 6' 11" (3.02m x 2.11m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom:- 8' 4" x 5' 11" (2.54m x 1.80m)

Flat and coved ceiling with inset spotlighting, obscured UPVC double glazed window to front elevation, low level WC, wall hung wash hand basin, panelled bath with mixer tap, rainfall shower head.

Outside:-

The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio area, gate providing rear pedestrian access, shrubs to borders. To the front of the property is a garden laid to lawn with pathway to front door.

General Information:-

Construction - Traditional

Water Supply - Portsmouth Water

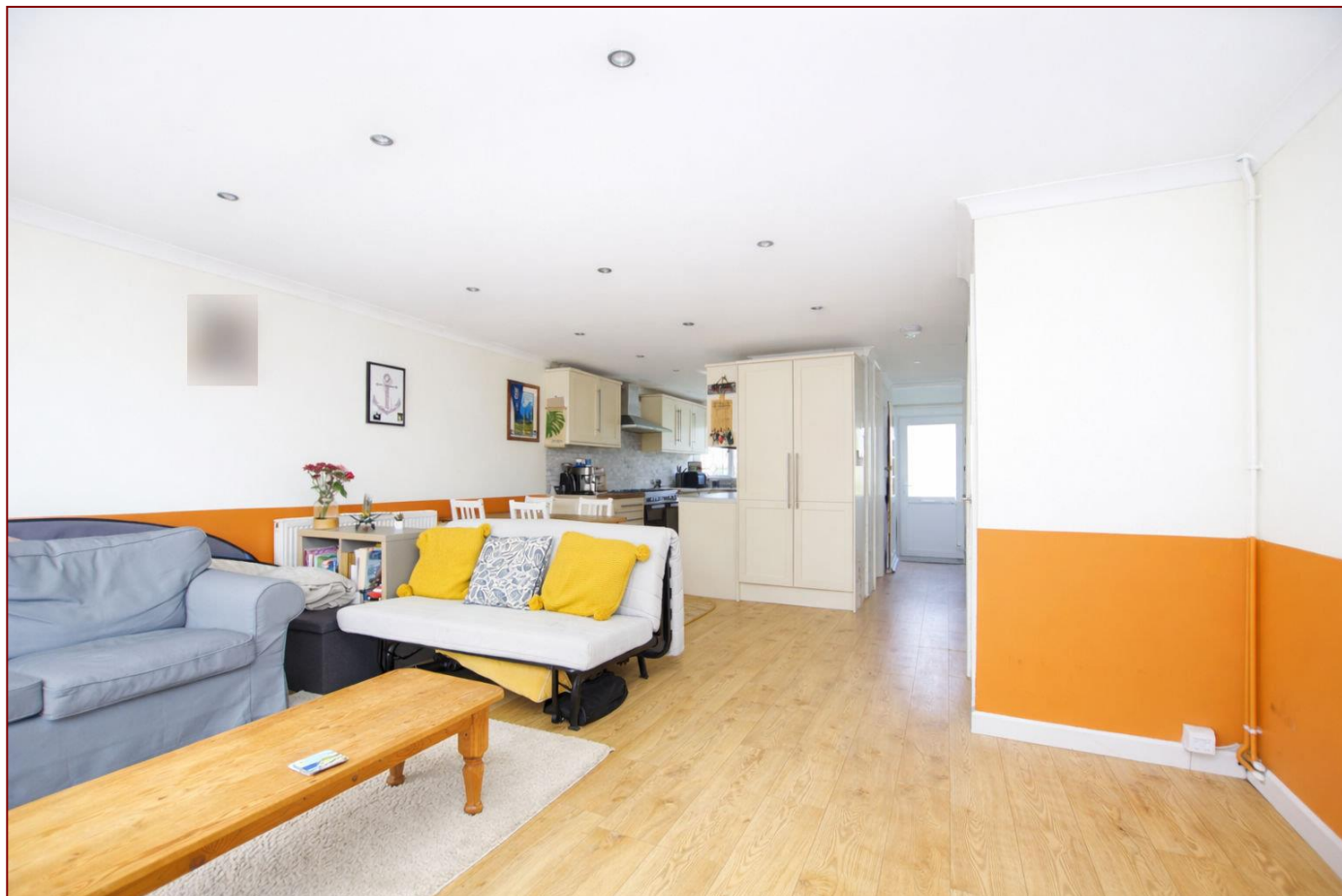
Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



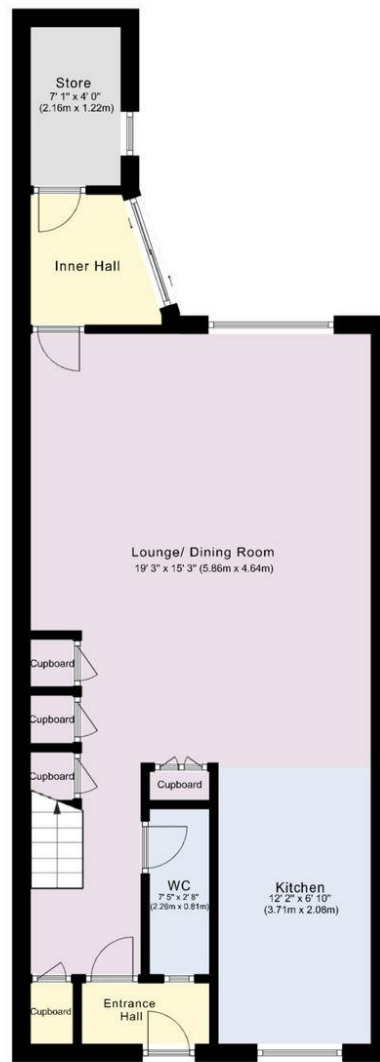
Fenwicks

THE INDEPENDENT ESTATE AGENT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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.



£269,995

Mabey Close, Alverstoke, Gosport, PO12 2AX

DRAFT DETAILS

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

Fenwicks

THE INDEPENDENT ESTATE AGENT