

Fenwicks are pleased to offer for sale this extended three-bedroom semi-detached house, presented in good decorative order. The property is offered for sale with no onward chain and benefits from an integral garage and off-road parking.

Accommodation comprises:-
UPVC double glazed windows and front door:

Entrance Porch:-
Tiled floor and inner door to entrance hall.

Lounge/ Dining Room:- 21' 3" x 11' 11" (6.47m x 3.63m) narrowing to 8' 11" (2.72m)
Double glazed window to front aspect, radiator and opening to study extension.

Study:- 10' 7" x 7' 4" (3.22m x 2.23m)
Double glazed patio doors leading to rear garden, radiator.

Kitchen:- 12' 1" x 8' 7" (3.68m x 2.61m)
Double glazed window, fitted with wall and base units with worktops and tiled surrounds, built-in gas hob and electric oven, combination microwave, one and a half bowl stainless steel sink unit, tiled floor, door to rear/inner hallway.

Inner Hall:-
UPVC door to garden, access to ground floor cloakroom/utility and door to garage.

Cloakroom/Utility
Double glazed window, low flush WC, wash hand basin, radiator, plumbing for washing machine, tiled floor.

Garage:- 19' 9" x 7' 2" (6.02m x 2.18m)
Up-and-over door to front aspect and wall-mounted gas central heating boiler.

First Floor Landing:-
Access to loft space.

Bedroom One:- 12' 0" x 10' 8" (3.65m x 3.25m)
Double glazed window, radiator, fitted cupboard.

Bedroom Two:- 11' 8" x 8' 11" (3.55m x 2.72m)
Double glazed window, radiator.

Bedroom Three:- 8' 11" x 7' 1" (2.72m x 2.16m)
Double glazed window, radiator.

Bathroom:- 6' 0" x 5' 6" (1.83m x 1.68m)
Double glazed window, panel bath with tiled surrounds and shower over, WC and wash hand basin set within vanity unit.

Outside:-
To the front of the property there is brick-paved parking for two vehicles and access to integral garage.
The rear garden is mainly laid to artificial lawn, with large patio and borders and of a sunny aspect.

Agents Note:-
The property benefits from leased solar panels, with approximately 9 years left on their lease.

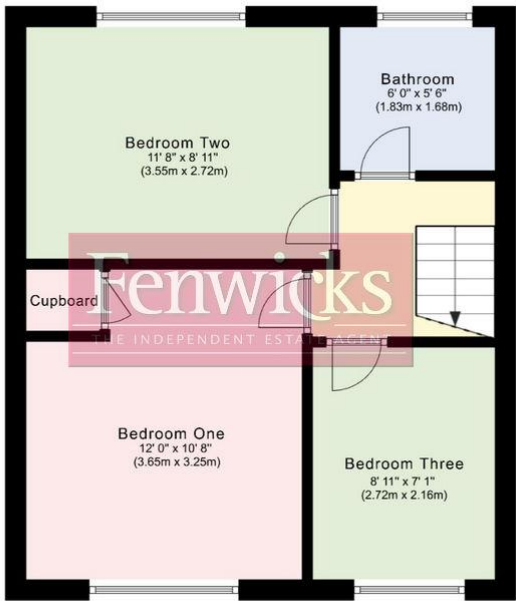
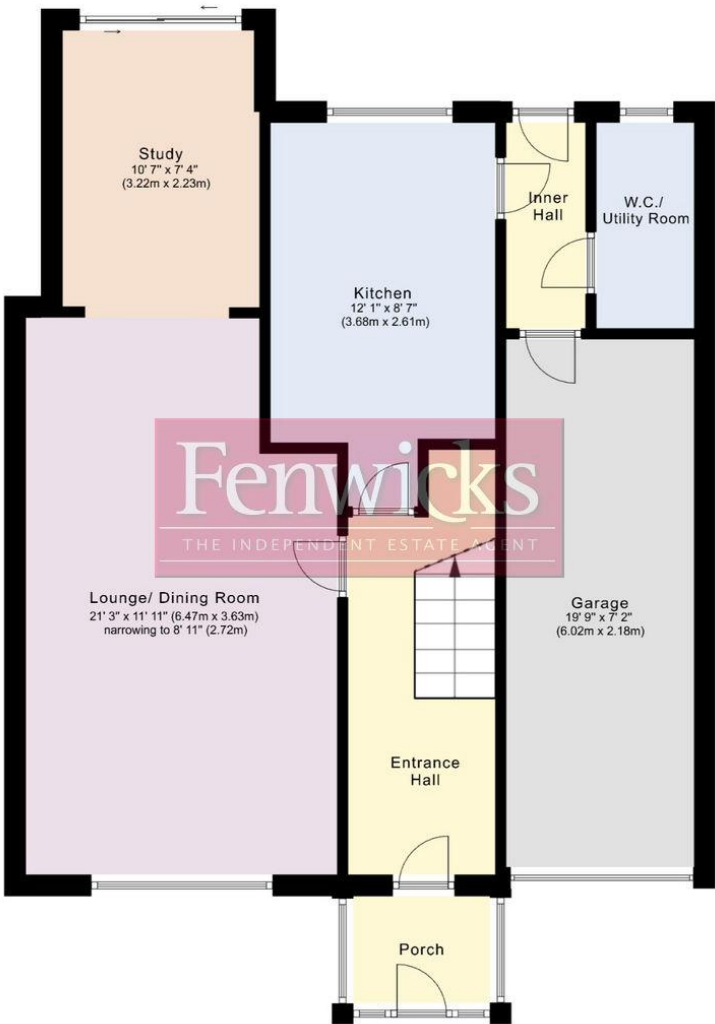
General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk



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: D



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DRAFT DETAILS

£350,000
Waterloo Road, Alverstoke, Gosport, PO12 2AL
Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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