

Church Road,
Alverstoke, Gosport, Hampshire, PO12 2LB

£345,000



Cottage Within Alverstoke Village
Lounge
Basement / Cellar
Gas Central Heating
Bay House School Catchment

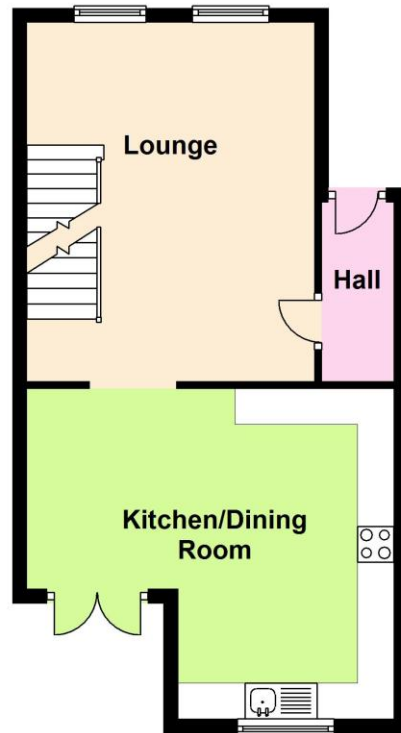
Two Double Bedrooms
Kitchen / Breakfast Room
Double Glazing
Fitted Kitchen
Conservation Area

023 9258 5588

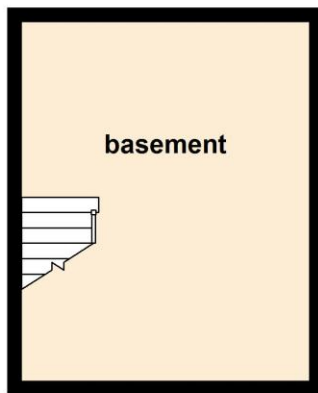
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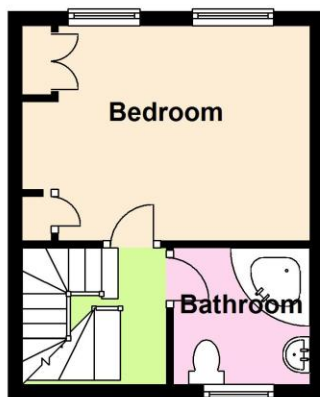
Ground Floor



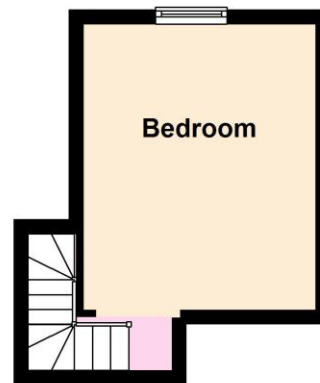
Cellar



First Floor

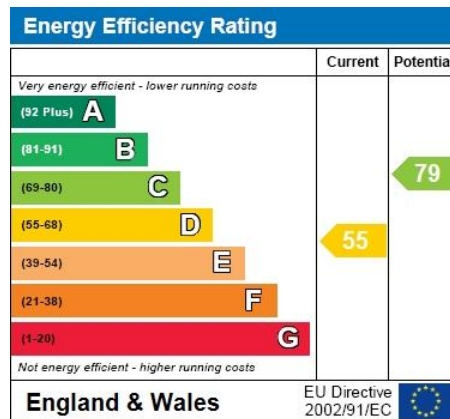


Second Floor



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Entrance Hall	Radiator, ceramic tiled floor, skimmed and coved ceiling, door to:
Lounge	17'0" (5.18m) x 12'7" (3.84m) 2 double glazed windows to front aspect, feature fireplace with surround, stairs to first floor, door to basement, double radiator, spotlights, coved ceiling, archway to:
Kitchen / Breakfast Room	15'6" (4.72m) x 14'1" (4.29m) Double glazed French doors to garden, double glazed window to rear, range of pine fronted wall and base units with worksurface over, 1½ bowl single drainers sink unit, tiled splashbacks, double radiator, tiled floor, coved ceiling.
Basement / Cellar	15'11" (4.85m) x 12'6" (3.81m) Built in storage, wooden beams, radiator, wooden floor, coved ceiling with inset spotlights.
ON THE 1ST FLOOR	
Landing	Stairs to 2nd floor.
Bedroom 1	11'1" (3.38m) x 9'2" (2.79m) 2 double glazed windows overlooking St Mary's Church, 2 built in cupboards with part glazed doors, radiator, coved ceiling.
Bathroom	Panelled corner bath with separate shower over, pedestal hand basin, low level W.C., double glazed window, radiator, ½ tiled walls, fully tiled to shower area, coved ceiling.
ON THE 2ND FLOOR	
Landing	
Bedroom 2	12'7" (3.84m) x 11'8" (3.56m) Double glazed window overlooking St Mary's Church, built in storage cupboard, roof access, radiator, sloped ceiling.
OUTSIDE	
Side Area	Brick paved with wrought iron gate.
Rear Garden	Of sunny aspect with brick paved wall to one of the boundaries, raised patio area, lawn and flower borders, storage shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.