

St Helens Road, Alverstoke,  
Gosport, Hampshire, PO12 2RN

£420,000



Detached House

Three Bedrooms

Kitchen / Breakfast Room

Driveway, Carport & Garage

Conveniently Located For Local Schools

Extended Accommodation

Spacious Lounge With Separate Dining Area

Ground Floor W.C. & First Floor Bathroom

PVCu Double Glazing & Gas Central Heating

Located Near To Stanley Park & Stokes Bay

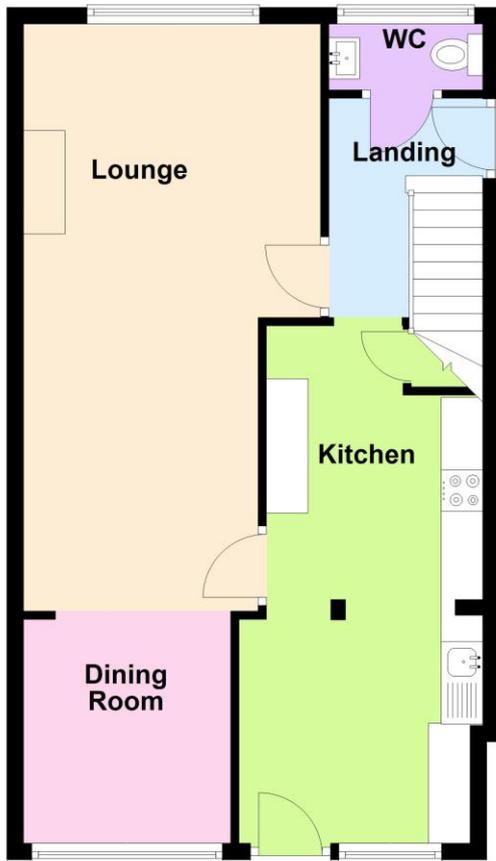
**023 9258 5588**

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

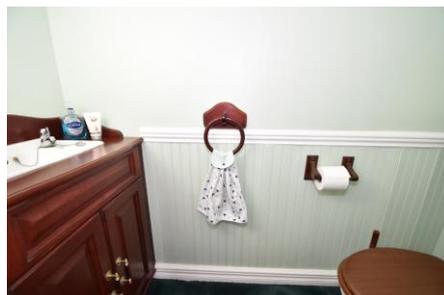
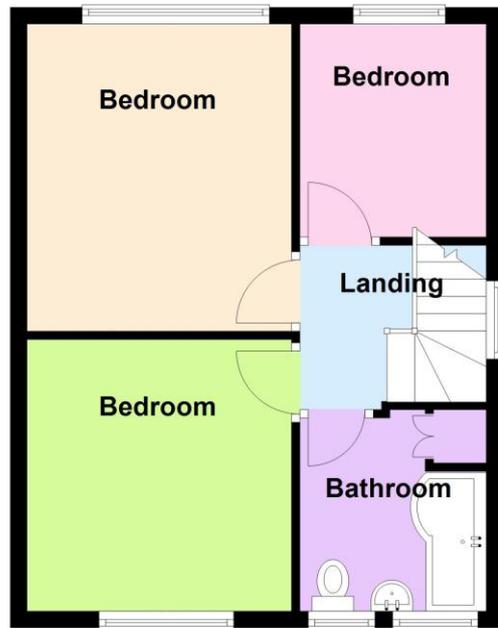
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**Ground Floor**



**First Floor**

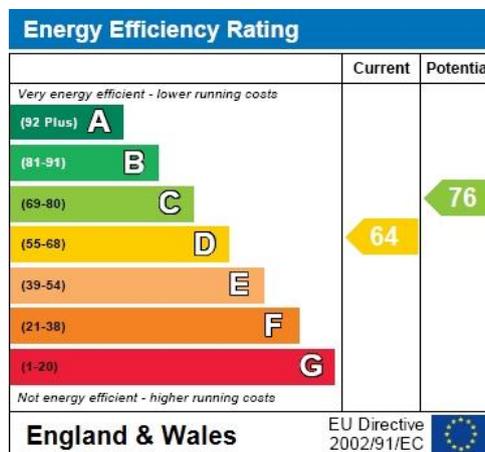


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Entrance Hall	PVCu double glazed front, double radiator, stairs to first floor with spindled balustrade, dado rail, understairs cupboard.
Cloakroom	W.C., vanity hand basin with cupboard under, PVCu double glazed window, dado rail.
Lounge	23'3" (7.09m) x 11'8" (3.56m) narrowing to 9'2" (2.79m), PVCu double glazed window, brick fireplace with fitted gas fire, 2 radiators, dado rail, coved ceiling, archway to:
Dining Area	8'10" (2.69m) x 8'2" (2.49m) PVCu double glazed window, radiator, coved ceiling.
Extended Kitchen	20'7" (6.27m) x 8'6" (2.59m) widening to 9'10" (3m), Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, tiled splashbacks, ceramic tiled floor, PVCu double glazed window and door to garden, radiator, coved ceiling, space for fridge/freezer, storage cupboard.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window.
Bedroom 1	12'2" (3.71m) x 10'5" (3.18m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'10" (3.3m) x 10'5" (3.18m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	8'5" (2.57m) x 7'7" (2.31m) PVCu double glazed window, radiator, dado rail.
Bathroom	Panelled bath with antique style mixer tap and shower attachments, separate shower over, bath with shower screen, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, aqua panel splashbacks to shower area, airing cupboard with wall mounted gas central heating boiler.
<b>OUTSIDE</b>	
Front Garden	Lawn and borders, concrete driveway, carport.
Garage	PVCu double glazed window, personal door to garden, cantilever door, power and light, sink unit.
Rear Garden	Paved patio, laid to shingle with borders, side pedestrian access.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.

## 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.