

Situated in a highly sought after road in Alverstoke is this rarely available two bedroom bungalow benefitting from open plan lounge/ diner, two toilets and garage in block.

The Accommodation Comprises:-

Obscured UPVC double glazed front door with side panel to:

Entrance Hall:-

Access to loft space, cupboard housing meters, further cupboard housing hot water tank, wall mounted electric heater, door to:

Cloakroom:- 5' 7" x 3' 1" (1.70m x 0.94m)

Obscured UPVC double glazed window to front elevation, low level close coupled WC, wall hung wash hand basin, heated towel rail, extractor fan.

Lounge/ Diner:- 24' 5" x 11' 6" (7.44m x 3.50m)

Dual aspect with UPVC double glazed window to front elevation and UPVC double glazed door and window to conservatory, electric fire, two wall mounted electric heaters, space for table and chairs.

Conservatory:- 9' 7" x 8' 7" (2.92m x 2.61m)

Polycarbonate roof, UPVC double glazed windows to side and rear elevation, UPVC double glazed door to rear garden.

Kitchen:- 9' 11" x 8' 9" (3.02m x 2.66m)

UPVC double glazed windows to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface over, stainless steel sink unit with mixer tap, tiled splash-back, space and plumbing for washing machine, space for oven with extractor hood over, space for fridge/ freezer, extractor fan.

Bedroom One:- 12' 5" x 11' 11" (3.78m x 3.63m)

UPVC double glazed window to rear elevation, built-in wardrobes with sliding doors, wall mounted electric heater.

Bedroom Two:- 11' 11" x 8' 9" (3.63m x 2.66m)

UPVC double glazed window to rear elevation, built-in wardrobe, electric heater.

Shower Room:- 6' 7" x 5' 7" (2.01m x 1.70m)

Obscured glazed window, low level close coupled WC, wash hand basin set in vanity unit with mixer tap, double shower cubicle with electric shower and seat, heated towel rail, extractor fan.

Outside:-

The rear garden is enclosed by wood panelled fencing and hedging, laid to patio, gate providing rear pedestrian access.

To the front of the property is a lawned garden with shrubs and bushes to borders. Opposite the pathway is a further area with shrubs and bushes.

The property benefits from a garage situated in block with space for parking in front.

Private residents access to the foreshore at the end of the lane.

General Information:-

Construction: Traditional

Water Supply: Portsmouth Water

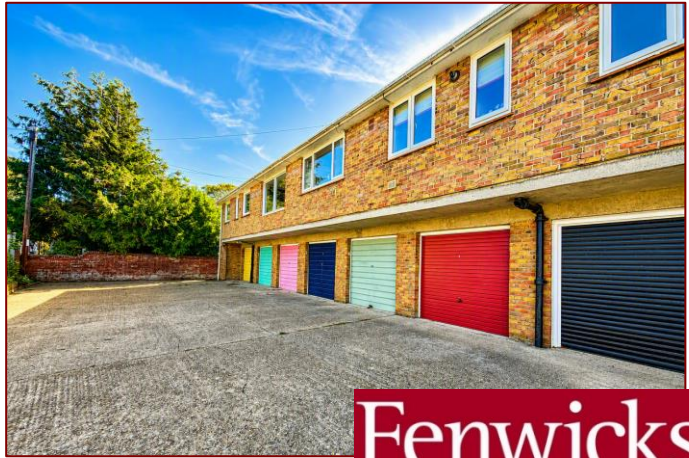
Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

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

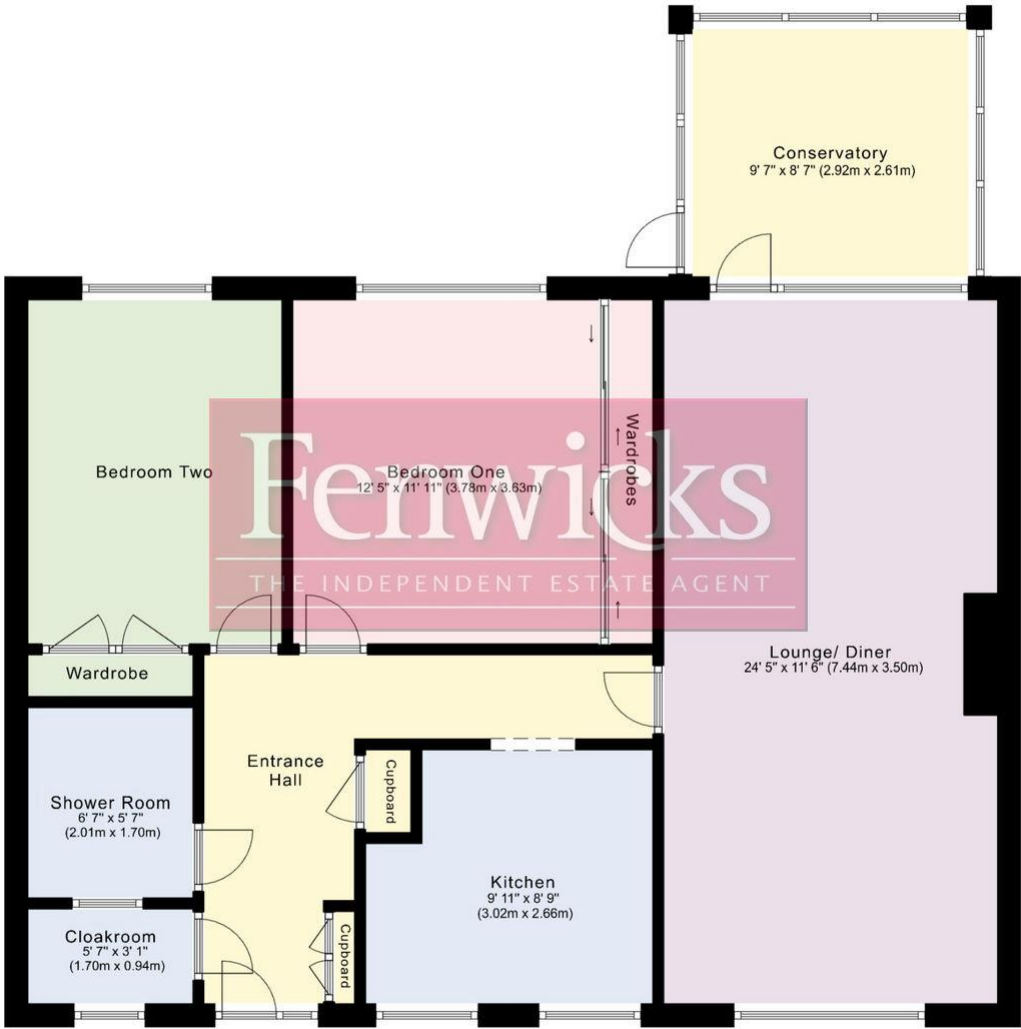
Flood risk: www.gov.uk/check-long-term-flood-risk



Awaiting EPC

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.



DRAFT DETAILS

£319,995
Leep Lane, Alverstoke, Gosport, PO12 2BE

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

Fenwicks
THE INDEPENDENT ESTATE AGENT