

Alver Road, Gosport,
Hampshire, PO12 1QP

£299,995



End Terraced House

Lounge

Two First Floor Bathrooms

PVCu Double Glazing & Gas Central Heating

Car Hardstanding To Rear Of Garden

Three Bedrooms

Kitchen / Dining Room

PVCu Double Glazed Conservatory & Further Timber Conservatory

Wider Than Normal Garden

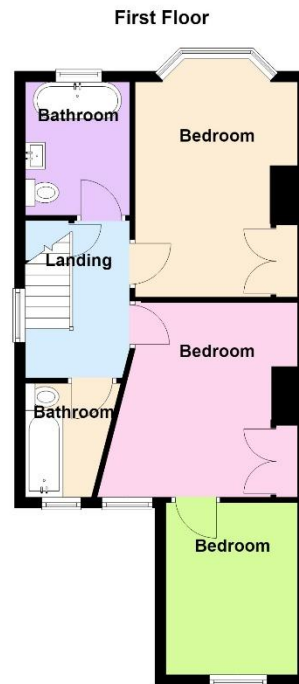
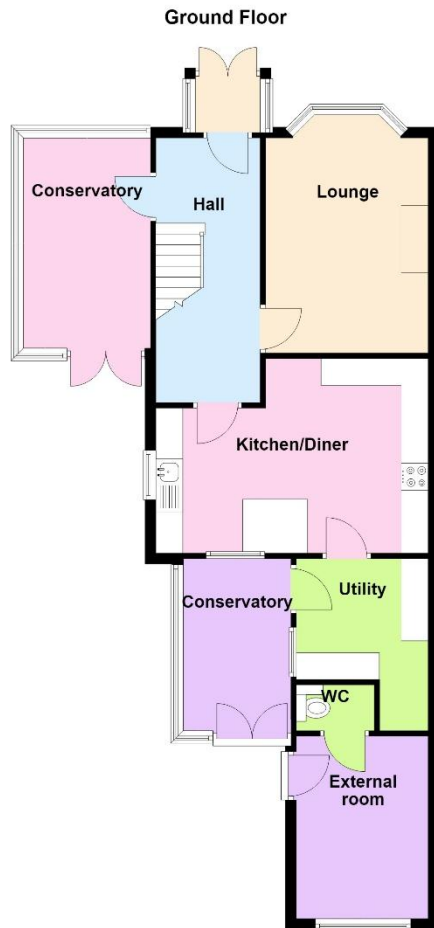
Located Near To Stoke Road & Gosport Park

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Entrance Porch	PVCu double glazed front door and windows, tiled floor, part glazed inner door to:
Entrance Hall	Radiator, dado rail, picture rail, stairs to first floor with spindled balustrade, understairs cupboard.
Lounge	14'11" (4.55m) Into Bay x 9'10" (3m) PVCu double glazed window, fireplace with slate hearth and wood burning stove, antique style radiator, picture rail.
Side Conservatory	11'8" (3.56m) x 7'9" (2.36m) PVCu double glazed windows and French doors to garden. polycarbonate roof, wooden flooring.
Kitchen / Dining Room	16'7" (5.05m) x 11'10" (3.61m) narrowing to 8'10" (2.69m), 1½ bowl ceramic sink unit, solid wood wall and base cupboards with butcher block worktop, space for range style cooker with cooker extractor canopy over, space for American style fridge/freezer, breakfast bar, pelmet lighting, laminate flooring, PVCu double glazed windows on twin aspect, wall mounted gas central heating boiler, tall standing cupboard.
Utility Room	7'11" (2.41m) x 7'7" (2.31m) Single drainer stainless steel sink unit, base unit, timber worktops, plumbing for washing machine and space for dryer, PVCu double glazed window, cupboard recess with space for additional freezer, glazed door to:
Rear Conservatory	11'2" (3.4m) x 5'11" (1.8m) Timber construction, French doors, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, picture rail, overstairs cupboard, spindled balustrade.
Bedroom 1	14'7" (4.45m) Into Bay x 9'10" (3m) PVCu double glazed window, radiator, picture rail, built in cupboard.
Bedroom 2	11'11" (3.63m) x 9'10" (3m) Min widening to 10'10" (3.3m) to cupboard, PVCu double glazed window, tiled fireplace, picture rail, built in cupboard, door to:
Bedroom 3	10'6" (3.2m) x 8'0" (2.44m) PVCu double glazed window, radiator, picture rail.
Bathroom	Bath with antique style mixer tap and shower attachment, W.C., radiator, PVCu double glazed window, picture rail. (In need of finishing).
Bathroom	8'2" (2.49m) x 6'2" (1.88m) Claw foot bath, pedestal hand basin, low level W.C., PVCu double glazed window, picture rail, shower over bath, antique style radiator incorporating towel rail, slate tiled floor, 1/2 height wall panelling.
OUTSIDE	

Front Garden

With wall and iron gate, laid to stone chippings, hardstanding with room for a small car, pedestrian rear access to:

Rear Garden

Large paved patio with electric supply, pergola, lawn and borders, timber gates to the rear of the garden to a large block paved hardstanding for 3-4 cars.

External Room

8'9 (2.67m) x 8'5 (2.57m), With W.C. off, accessed via garden.

Agent Note

There is a breeze block wall built beyond the hardstanding where an additional section of garden has a badger set.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

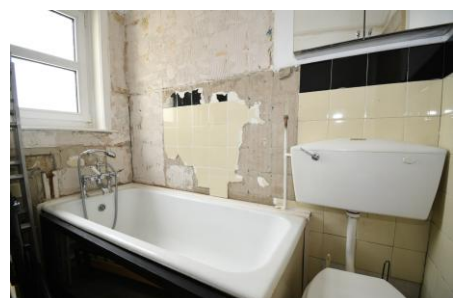
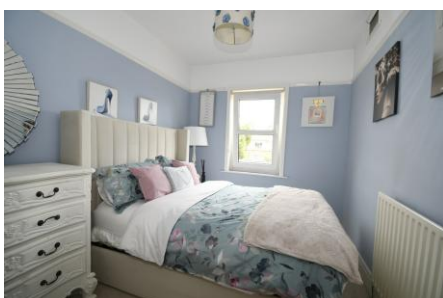
Freehold.

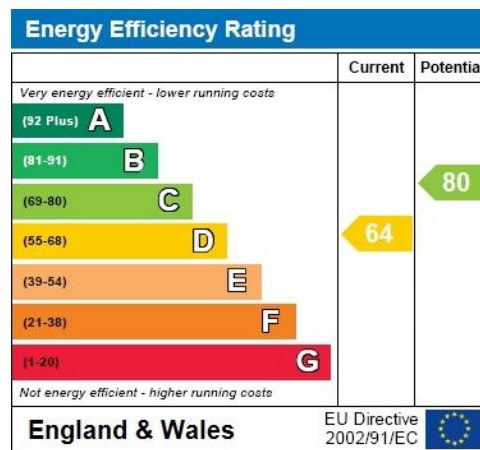
Council Tax

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.