



44 Alver Road , Portsmouth, PO1 5HW

Offers in excess of £235,000



44 Alver Road

, Portsmouth, PO1 5HW

Offers in excess of £235,000



Situated in Alver Road, Fratton, this beautifully extended two-bedroom terraced home offers a fantastic blend of spacious accommodation, practical living and a feature rarely found with homes of this style - a detached garage providing secure off-road parking and additional storage. The property also benefits from permit parking on the road for residents and visitors, while its tucked-away position at the end of a no-through road creates a peaceful setting with minimal passing traffic. Perfectly suited to first-time buyers, young families looking for that additional room, this well-proportioned home is ready to move into while still offering potential to personalise over time.

Stepping inside, you are welcomed into a bright and comfortable living room positioned at the front of the property. This inviting space provides the perfect setting to relax after a long day and benefits from generous proportions, allowing plenty of room for a variety of furniture layouts.

Moving through the home, you'll find a separate family room, creating an excellent second reception area. Whether used as a formal dining room, children's playroom, home office or additional lounge, this versatile space adds flexibility to suit a range of lifestyles.

To the rear, the property has been thoughtfully extended to create an impressive open-plan kitchen/dining room. Measuring over 18ft in length, this bright and sociable space is undoubtedly the heart of the home, offering an excellent range of worktop and cupboard space alongside ample room for a family dining table. French doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living, ideal for entertaining guests or

enjoying summer evenings.

Adding to the practicality of the ground floor is a highly desirable utility room and separate downstairs cloakroom/WC, features that are becoming increasingly sought after by modern buyers and help keep everyday living organised.

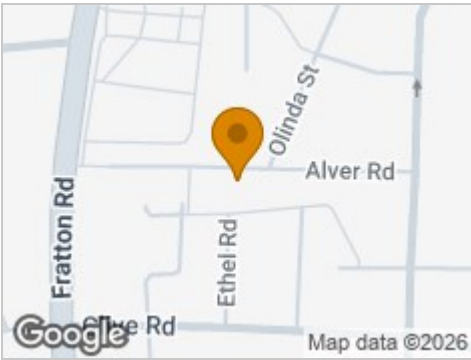
Upstairs, the first floor comprises two well-proportioned bedrooms. The master bedroom enjoys generous dimensions and plenty of natural light, while the second bedroom offers an excellent guest room, child's bedroom or home office. Completing the accommodation is a modern family bathroom.

Externally, the property continues to impress with a private low maintenance rear garden a Patio area perfect for an outdoor seating area and astro terth for children's play equipment or simply relaxing. Beyond the garden sits the standout feature of this home, a substantial detached garage measuring approximately 18'8" x 11'10". Offering secure off-road parking, workshop potential or valuable storage, this is an incredibly rare addition for a terraced property in Fratton and is sure to appeal to a wide range of buyers. Located within easy reach of local shops, supermarkets, cafés, schools and excellent transport links including Fratton train station, the property is perfectly positioned for commuters and families alike. Portsmouth city centre, Southsea seafront and major road connections are all easily accessible. The combination of a quiet no through road overlooking St Marys Church, residents' permit parking and the convenience of a private garage make this home an exceptionally rare find within the area.

Homes offering this amount of living space, an extension, downstairs WC, utility room and a garage are rarely available. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



Road Map



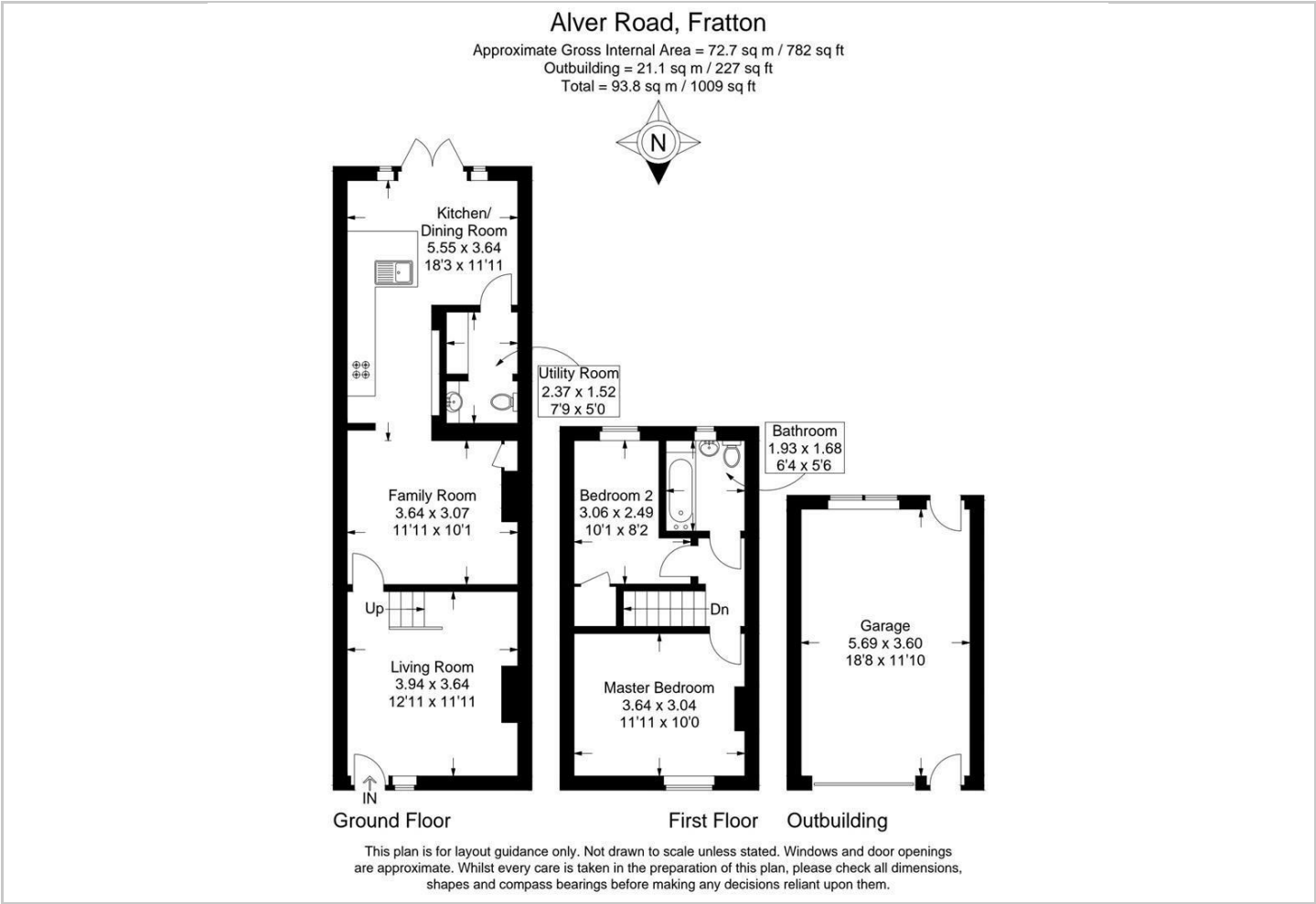
Hybrid Map



Terrain Map



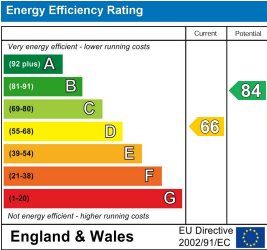
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.