

* Located in Alverstoke and a short distance from Stokes Bay seafront and golf course, is this charming three bedroom home which provides deceptively spacious and well presented accommodation, delightful garden and off road parking. *

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, radiator, laminate flooring, meter cupboard, under stair cupboard.

Lounge 13' 5" x 10' 10" (4.09m x 3.30m)

UPVC double glazed window to front elevation, radiator and laminate flooring.

Kitchen/Breakfast Room 10' 4" x 10' 3" (3.15m x 3.12m)

Fitted with a range of base and eye level units, work surface over, drawer units, inset sink and drainer with mixer tap, tiled surrounds, cooker with extractor hood over, space for fridge/freezer and washing machine, cupboard housing boiler, radiator, door and window to rear garden.

Bathroom 6' 8" x 5' 9" (2.03m x 1.75m)

UPVC double glazed obscured window to rear elevation, bath with shower over and shower a screen, close coupled WC, wash hand basin set in vanity unit, heated towel rail, part tiled walls and tiled floor.

First Floor Landing

Bedroom One 13' 6" plus recess x 12' 2" max (4.11m x 3.71m)

UPVC double glazed window to front elevation, radiator.

Bedroom Two 10' 3" x 7' 4" (3.12m x 2.23m)

UPVC double glazed window to rear elevation, radiator, access to loft area via pull down ladder, two skylight windows and boarded.

Bedroom Three 9' 0" x 7' 2" (2.74m x 2.18m)

UPVC double glazed window to rear elevation, radiator.

Outside

The rear garden is mainly laid to patio, shrubs to borders, water tap, timber fencing, large shed with power, rear gate. The front of the property provides off road parking.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

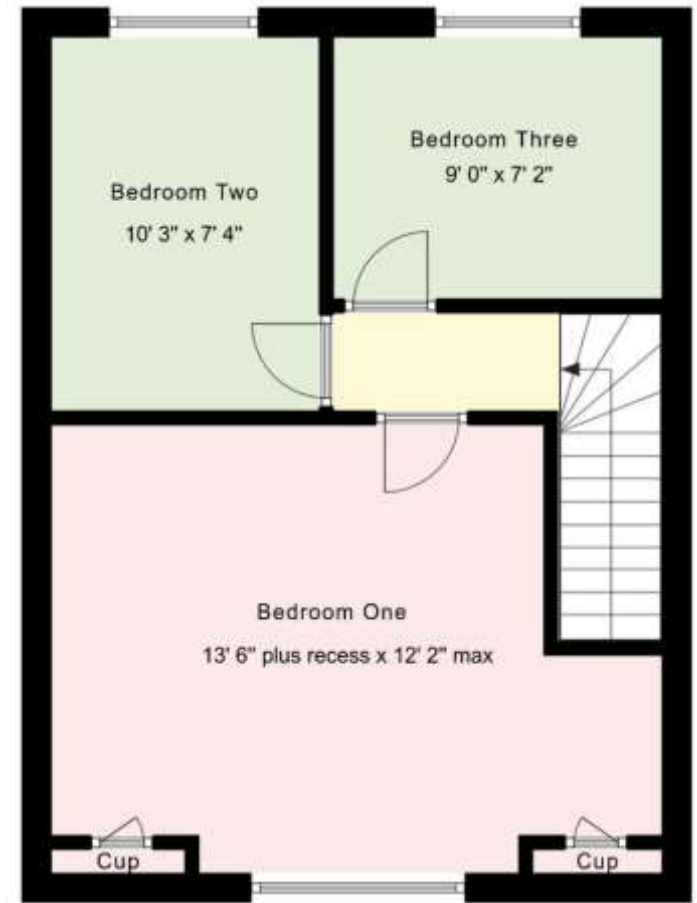
Gas Supply: Mains

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: B

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.



£295,000

Waterloo Road, Alverstoke, Gosport, PO12 2AL

DRAFT DETAILS

Fenwicks – Gosport Office: 02392 529 889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT