

GUIDE PRICE

£290,000 - £300,000

128 Blanchard Avenue

Alver Village, Gosport, Hampshire, PO13 8NR

A well-presented semi-detached townhouse situated within a popular modern development. The thoughtfully arranged layout and well-proportioned rooms make this a versatile and practical family home. The accommodation comprises three generous bedrooms, including an en-suite to the principal bedroom, along with a contemporary family bathroom. Externally, the property benefits from off-road parking and a good-sized rear garden. For further information or to arrange a viewing, please contact the Jeffries & Dibbens team. Telephone lines are open until 8pm.

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Entrance Hall

Cloakroom

Lounge - 13'10" (4.22m) x 12'6" (3.81m)

Kitchen - 12'4" (3.76m) x 8'11" (2.72m)

Stairs to First Floor

Bedroom Two - 13'10" (4.22m) x 12'6" (3.81m)

Bedroom Three - 9'5" (2.87m) x 6'7" (2.01m)

Bathroom - 6'7" (2.01m) x 6'4" (1.93m)

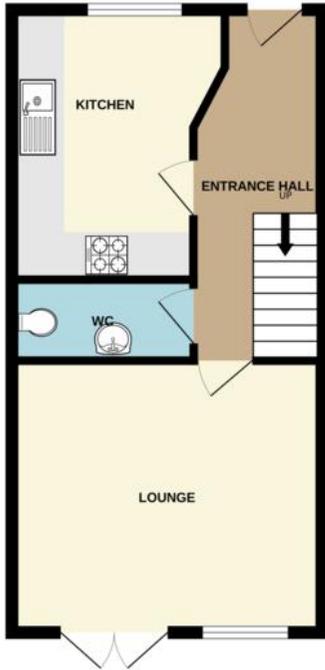
Stairs to 2nd Floor

Master Bedroom - 21'3" (6.48m) x 10'4" (3.15m)

En-Suite Shower Room - 7'10" (2.39m) x 5'7" (1.7m)



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE

Freehold
Rowner Community Charge - £18.00 per month
Vivid Charge £10.00 per month.

COUNCIL TAX BAND
Band C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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