

Situated in a sought-after road within Alverstoke is this spacious four bedroom family home occupying a generous plot. The property benefits from three reception rooms, ample parking and garage. Offered for sale with no forward chain and requiring some updating.

The Accommodation Comprises:

Double glazed sliding door and windows to:

Entrance Porch

Tiled flooring, step up to:

Entrance Hall

Double glazed windows, wood flooring, windows and glazed door to Inner Hall.

Cloakroom

Obscured window to front elevation, low-level WC, wash hand basin, radiator.

Inner Hall

Coved ceiling, wood flooring, stairs to First Floor, under-stairs storage, radiator.

Study 12' 3" x 8' 3" (3.73m x 2.51m)

UPVC double glazed window to front elevation, wood flooring, radiator.

Kitchen 15' 1" x 9' 10" (4.59m x 2.99m)

Double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, two and a half bow stainless steel sink unit with mixer tap, gas hob with extractor hood over, integrated electric oven, space for fridge/freezer, recess and plumbing for dishwasher, radiator.

Utility Room 11' 1" x 13' 4" max (3.38m x 4.06m max)

Double glazed window to side elevation, double glazed door to garden, fitted with a range of base cupboards and matching eye level units above, space for tumble dryer, space and plumbing for washing machine, wall-mounted boiler.

Dining Room 11' 10" x 9' 11" (3.60m x 3.02m)

Double aspect double glazed windows to rear and side elevations, radiator, wood flooring, archway to:

Lounge 11' 10" x 15' 10" (3.60m x 4.82m)

Coved ceiling, double glazed window and door to rear garden, radiator, feature fireplace with stone surround and hearth.

First Floor Landing

Double glazed window to side elevation on the half landing, access to loft space, airing cupboard with shelving and housing hot water tank.

Bedroom One 11' 10" x 15' 11" (3.60m x 4.85m)

Double glazed window to rear elevation, built-in wardrobes with sliding door, opening to Bedroom Three.

Bedroom Two 9' 3" x 12' 7" (2.82m x 3.83m)

Double glazed window to front elevation, built-in wardrobe with sliding door, wash hand basin, radiator.

Bedroom Three 11' 10" x 9' 11" (3.60m x 3.02m)

Double aspect with double glazed windows to side and rear elevations, built-in wardrobe with sliding door.

Bedroom Four 8' 4" x 7' 10" (2.54m x 2.39m) to wardrobes

Double glazed window to side elevation, built-in wardrobes with sliding door, radiator.

Bathroom

Obscured double glazed windows to front and side elevations, close coupled WC, pedestal wash hand basin, bath with mixer tap, shower cubicle with electric shower.

Garage 22' 5" x 10' 0" (6.83m x 3.05m)

Courtesy door from Entrance Hall, power and light connected, window to rear and courtesy door to side of property.

Outside

The generous and mature rear garden is primarily laid to lawn, with established trees and shrubs, raised patios to the rear and side, steps leading down to the main garden, arch to the front of the property, where there is ample off-roading parking, mature trees and hedging providing privacy and access to garage.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

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

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

Tenure: Freehold

Council Tax Band: F



Awaiting EPC

Fenwicks
THE INDEPENDENT ESTATE AGENT



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.



£610,000

Kennedy Crescent, Alverstoke, Gosport, PO12 2NN

DRAFT DETAILS

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

Fenwicks
THE INDEPENDENT ESTATE AGENT