

Bay Road, Alverstoke,  
Gosport, Hampshire, PO12 2QA

£425,000



Ideal Family Home With Extended Accommodation

Three Bedrooms

Kitchen / Family Room

Utility Room & Ground Floor Cloakroom

PVCu Double Glazing & Gas Central Heating

Popular Residential Location

Separate Lounge

2nd Lounge

Good Size Garden With Potential To Re-Open Rear Vehicular Access

Convenient For Local Schools, Stanley Park, Oval Gardens & Stokes Bay

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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SELLING YOUR OWN PROPERTY IN GOSPORT?

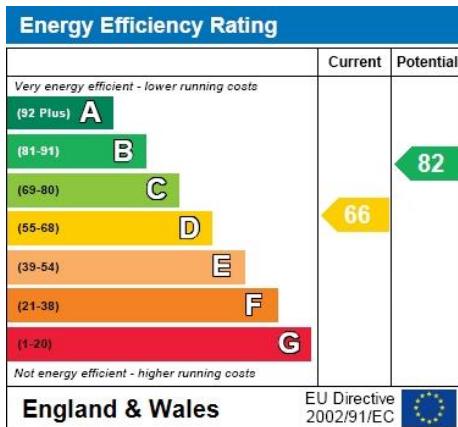
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Canopy	
Entrance Hall	PVCu double glazed window and door with leaded panels, antique style radiator, dado and picture rail, understairs storage cupboards, wooden floor, stairs to first floor.
Utility Room	6'4" (1.93m) x 5'4" (1.63m) Stainless steel sink unit, worktop, plumbing for washing machine, space for dryer, PVCu double glazed door to sideway, ceramic tiled floor, coved ceiling.
Lounge	13'8" (4.17m) Into Bay x 10'0" (3.05m) PVCu double glazed bay window with fitted shutters, wooden floor, picture rail, radiator, coved ceiling.
2nd Lounge	12'11" (3.94m) x 10'0" (3.05m) Oak mantle, slate hearth, wood burning stove, radiator, picture rail, coved ceiling, wooden floor, archway to:
Kitchen / Family Room	15'3" (4.65m) x 15'3" (4.65m) 1 ½ bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 5 ring electric hob with cooker hood over, integrated dishwasher, integrated fridge and freezer, corner larder cupboard, LED skirting lighting, PVCu double glazed sash window, French doors to garden, glass lantern roof, ceramic tiled floor with under floor heating.
Cloakroom	6'4" (1.93m) x 4'2" (1.27m) low level W.C., vanity hand basin with cupboard under, PVCu double glazed window, chrome heated towel rail, coved ceiling, ceramic tiled floor.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, dado rail, overstair cupboard, access to loft space.
Bedroom 1	13'8" (4.17m) Into Bay x 7'11" (2.41m) To Wardrobe Double glazed sash window with window seat and cupboards, fitted shutters, radiator, picture rail, coved ceiling, fitted wardrobes.
Bedroom 2	12'11" (3.94m) x 9'11" (3.02m) PVCu double glazed sash window, built in cupboard, laminate flooring, radiator, picture rail, coved ceiling.
Bedroom 3	7'7" (2.31m) x 6'4" (1.93m) PVCu double glazed sash window, antique style radiator, picture rail, coved ceiling.
Bathroom	7'7" (2.31m) x 6'4" (1.93m) White suite of panelled bath with rain shower over, shower screen, antique style radiator with towel rail, vanity hand basin, low level W.C., tiled walls, ceramic tiled floor with under floor heating, PVCu double glazed sash window, extractor fan, coved ceiling.

## OUTSIDE

Front Garden	With brick front wall, block paved path, side pedestrian access to:
Rear Garden	With paved patio, lawn, flower and shrub borders, raised flower beds, pedestrian gate to rear.
Workshop / Garage	Cantilever door.
Agents Note	There is currently a fence across the rear boundary, which if removed would give access to the concrete hardstanding and garage.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>





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.