

GUIDE PRICE

£475,000 - £500,000

4 Alvara Road

Alverstoke, Gosport, Hampshire, PO12 2HY

An exciting opportunity to acquire this spacious three double bedroom detached bungalow, set on a generous plot in one of Alverstoke's most desirable locations. Just a short walk from Alverstoke Village and Alverstoke Lake, with Stokes Bay seafront also within easy reach. Requiring modernisation, the property offers fantastic potential to create a superb home and benefits from generous, well-proportioned accommodation throughout, including three double bedrooms, two large reception rooms and a spacious kitchen. Outside is a private westerly-facing rear garden, while two driveways provide ample off-road parking alongside a garage. Offered with no forward chain, this is a rare opportunity to secure a spacious detached bungalow with excellent potential in a prime Alverstoke location. Contact Jeffries & Dibbens Gosport to arrange your viewing — phone lines open until 8pm.

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ENTRANCE HALL

LOUNGE 14' 6" x 13' 10" (4.44m x 4.23m)

DINING ROOM 11' 1" x 8' 11" (3.40m x 2.72m)

KITCHEN 12' 4" x 11' 8" (3.78m x 3.57m)

BEDROOM ONE 11' 8" x 11' 6" (3.58m x 3.53m)

BEDROOM TWO 11' 8" x 11' 6" (3.57m x 3.53m)

BEDROOM THREE 10' 2" x 8' 0" (3.10m x 2.46m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR ENCLOSED GARDEN

GARAGE

DRIVEWAY



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

EPC to follow

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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