

Fenwicks estate agents are pleased to offer this three bedroom semi detached family home situated in a popular location close to popular schools, amenities & stokes bay beach, benefitting from garage and driveway, enclosed rear garden, modern first floor bathroom & extended kitchen/ sitting room.

The Accommodation Comprises:-
UPVC double glazed door to:

Entrance Porch:-
UPVC double glazed windows to front and side elevation, space for coats, tiled floor, obscured front door to:

Entrance Hall:-
Stairs to first floor, under stairs storage cupboard housing meters, radiator, door to:

Cloakroom:- 4' 6" x 2' 4" (1.37m x 0.71m)
Obscured UPVC double glazed window to side elevation, low level WC, corner wash hand basin with mixer tap.

Lounge/ Diner:-
UPVC double glazed window to front elevation, space for table and chairs, sliding doors into sitting room, fireplace, radiator.

Sitting Room:- 15' 5" x 10' 6" (4.70m x 3.20m) maximum measurements
UPVC double glazed windows to side and rear elevation, UPVC doors out to rear garden, radiator.

Kitchen:-
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, space for fridge/ freezer, washing machine, cooker, corner sink with mixer tap.

First Floor Landing:-
UPVC double glazed window to side elevation, access to loft via hatch.

Bedroom One:- 12' 3" x 11' 9" (3.73m x 3.58m)
UPVC double glazed window to front elevation, built in wardrobes with sliding doors, radiator.

Bedroom Two:- 11' 9" x 9' 11" (3.58m x 3.02m) maximum measurements
UPVC double glazed window to rear elevation, built in wardrobes, radiator.

Bedroom Three:- 9' 2" x 7' 3" (2.79m x 2.21m)
UPVC double glazed window to front elevation, built in cupboards housing boiler, radiator.

Bathroom:- 6' 2" x 6' 1" (1.88m x 1.85m)
Obscured UPVC double glazed window to rear elevation, bath with shower above, tiling to walls, wash hand basin with mixer tap, low level W.C, cupboard housing water tank and shelving.

Outside:-
To the front of the property there is a blocked paved driveway providing off road parking, shrubs and trees to borders, double cast iron gates that lead to the garden and garage which has up and over door, further courtesy door to rear elevation, light and power. The rear garden is a delightful feature of the property, mainly laid to lawn with patio and path, shrubs and trees to borders, enclosed by panelled fences.

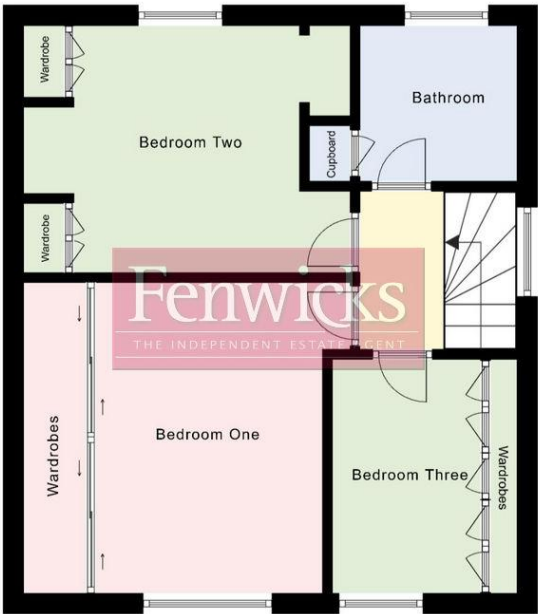
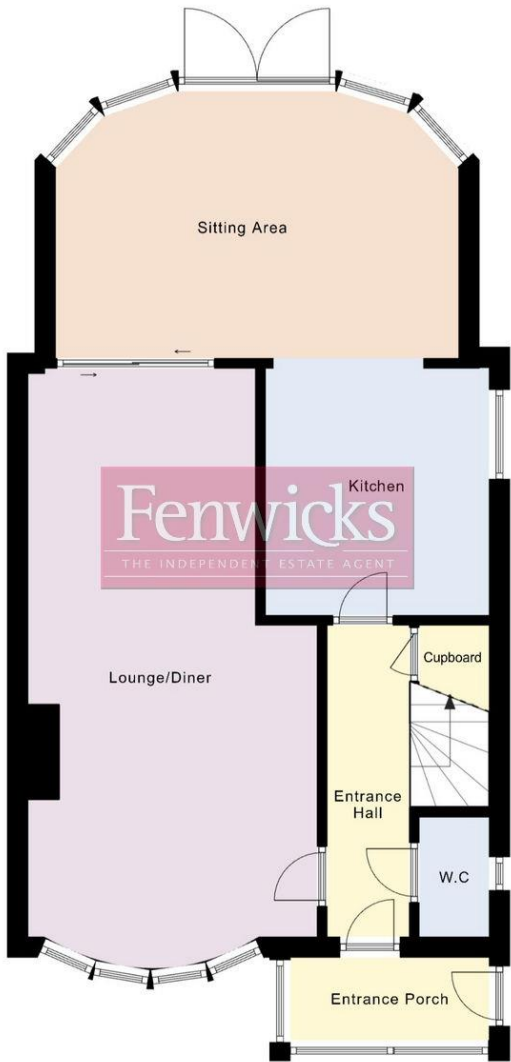
General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>
Flood risk: www.gov.uk/check-long-term-flood-risk



Awaiting EPC

Tenure: Freehold

Council Tax Band: C



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.



DRAFT DETAILS

£345,000
St. Helens Road, Alverstoke, Gosport, PO12 2RN

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

Fenwicks
THE INDEPENDENT ESTATE AGENT