

Vectis Road, Alverstoke,
Gosport, Hampshire, PO12 2QE

£450,000



Semi Detached House

Two Reception Rooms

Ground Floor W.C. & First Floor Bathroom

Own Driveway

Good Size Garden

Three Bedrooms

Conservatory

PVCu Double Glazing & Gas Central Heating

Larger Than Normal Garage

Infant, Junior & Secondary Schools Nearby

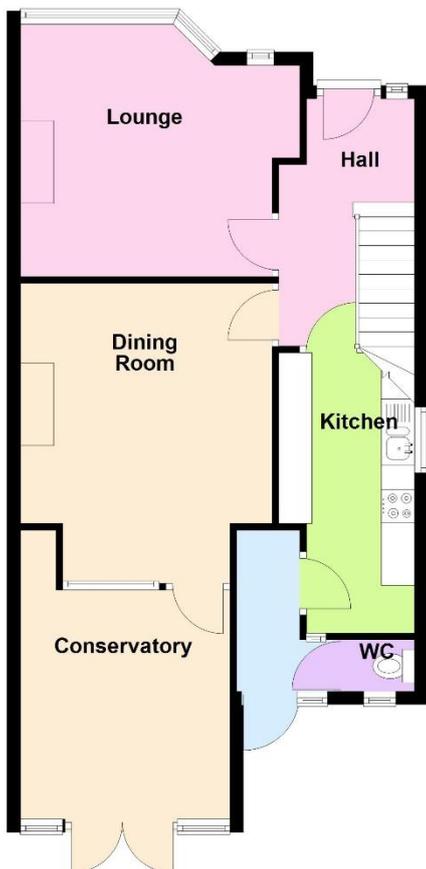
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

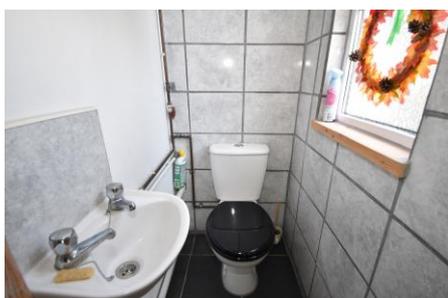
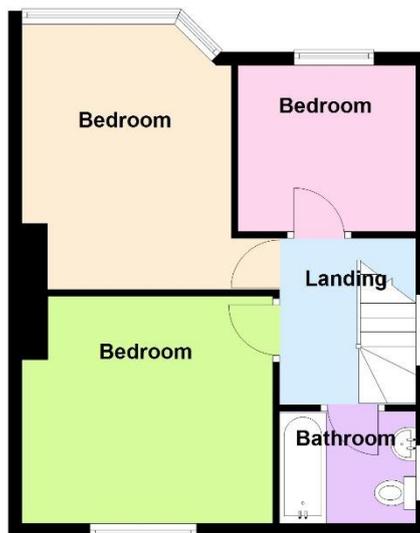
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Ground Floor



First Floor



**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**

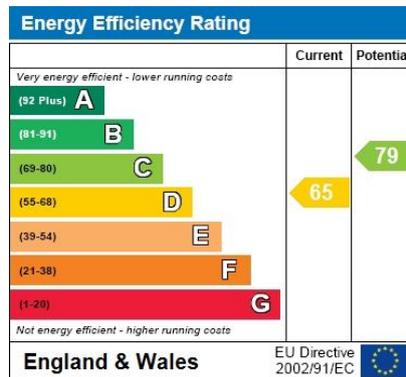
Entrance Hall	Composite front door with window adjacent, understairs meter cupboard, radiator, picture rail, coving, stairs to first floor.
Lounge	12'5" (3.78m) Into Bay x 13'8" (4.17m) Max PVCu double glazed window, radiator, picture rail, coved ceiling.
Dining Room	14'3" (4.34m) x 12'4" (3.76m) Fireplace with marble style inset and hearth, double radiator, coved ceiling, PVCu double glazed window, Georgian style glazed door to:
Conservatory	11'11" (3.63m) x 10'2" (3.1m) PVCu double glazed French doors and window, polycarbonate roof, 2 wall uplighters.
Kitchen	13'5" (4.09m) x 6'8" (2.03m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, glazed door to:
Rear Lobby	PVCu double glazed door and window to garden, ceramic tiled floor, part tiled walls, wall mounted Ideal gas central heating boiler.
W.C. off	With low level W.C., hand basin, PVCu double glazed window, ceramic tiled floor, part glazed walls.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, picture rail, access to loft space.
Bedroom 1	13'0" (3.96m) x 10'0" (3.05m) Plus Recess PVCu double glazed window, double radiator.
Bedroom 2	11'11" (3.63m) x 11'4" (3.45m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	9'2" (2.79m) x 8'4" (2.54m) PVCu double glazed window, radiator.
Bathroom	7'8" (2.34m) x 5'11" (1.8m) Panelled bath with mixer tap and Mira shower over, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled walls.
OUTSIDE	
Front Garden	Lawn, dwarf brick wall, tarmac driveway leading to;
Garage	29'0" (8.84m) x 11'5" (3.48m)
Rear Garden	Patio, lawn, flower borders, garden shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band D

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate available upon request

Appointment

Date:

Time:

Person Meeting:

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.