

Fenwicks are pleased to offer for sale this superbly presented terrace house situated in a cul-de-sac. The property benefits from a modern kitchen and bathroom, as well as a conservatory and low-maintenance gardens. The property also has a garage located behind the property.

The Accommodation Comprises:-
Composite front door, double glazed window to:

Entrance Porch:-
Coats cupboard, tiled-effect flooring.

Lounge:- 18' 11" x 12' 0" (5.76m x 3.65m)
Double glazed bow window to front elevation, two radiators, stairs to first floor with glass balustrade, fitted carpet.

Kitchen:- 12' 0" x 8' 3" (3.65m x 2.51m)
Range of modern base units with worktop surfaces and splashbacks, one-and-a-half bowl stainless steel sink unit, recess for fridge freezer, integrated washing machine and dishwasher, integrated microwave and oven, tiled-effect flooring, electric hob with extractor hood over, opening to conservatory.

Conservatory:- 11' 3" x 9' 0" (3.43m x 2.74m)
Wall to one side, double glazed windows, polycarbonate roof covering, tiled-effect flooring, door leading to rear garden.

First Floor Landing:-
Airing cupboard housing gas central heating combination boiler, access to loft space.

Bedroom One:- 12' 0" x 10' 6" (3.65m x 3.20m)
Double glazed window, radiator, built-in wardrobes with sliding doors.

Bedroom Two:- 12' 0" x 8' 3" (3.65m x 2.51m)
Double glazed window, radiator, storage cupboard located above the top of the stairs in the corner.

Shower Room:-
Corner shower cubicle, W.C, wash hand basin set into vanity unit, heated towel rail, tiled-effect flooring, extractor vent.

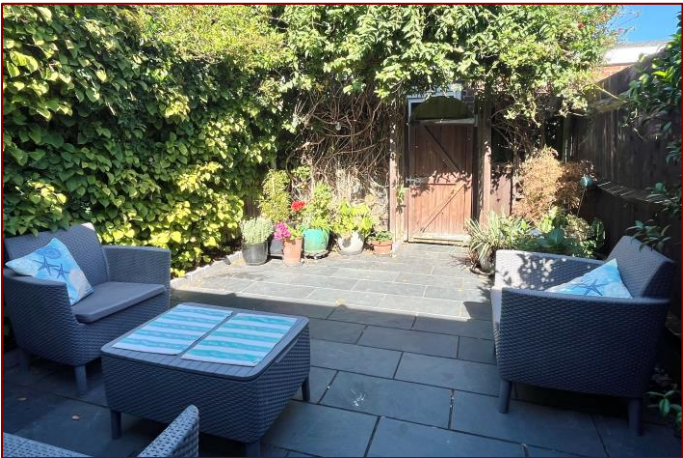
Outside:-
To the front, a path leads to the front door, with the remainder being laid to easy-maintenance garden. The rear garden is majority paved with established borders providing a good degree of privacy, with a gate providing access to the garage.

Garage:-
The garage is located immediately behind the property and accessed via the rear garden. Up-and-over door to front and PVC door to rear alleyway, power and light connected.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: 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

£269,995
St. Francis Road, Alverstoke, Gosport, PO12 2UG

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

Fenwicks
THE INDEPENDENT ESTATE AGENT