

Located in Alverstone and a short distance from Stokes Bay seafront and golf course, is this charming three bedroom home which provides deceptively spacious and well presented accommodation, delightful garden and off road parking.

The Accommodation Comprises
Front door to:

Entrance Hall
Stairs to first floor, radiator, laminate flooring, meter cupboard, under stair cupboard.

Lounge 13' 5" x 10' 10" (4.09m x 3.30m)
UPVC double glazed window to front elevation, radiator and laminate flooring.

Kitchen/Breakfast Room 10' 4" x 10' 3" (3.15m x 3.12m)
Fitted with a range of base and eye level units, work surface over, drawer units, inset sink and drainer with mixer tap, tiled surrounds, cooker with extractor hood over, space for fridge/freezer and washing machine, cupboard housing boiler, radiator, door and window to rear garden.

Bathroom 6' 8" x 5' 9" (2.03m x 1.75m)
UPVC double glazed obscured window to rear elevation, bath with shower over and shower a screen, close coupled WC, wash hand basin set in vanity unit, heated towel rail, part tiled walls and tiled floor.

First Floor Landing

Bedroom One 13' 6" plus recess x 12' 2" max (4.11m x 3.71m)
UPVC double glazed window to front elevation, radiator.

Bedroom Two 10' 3" x 7' 4" (3.12m x 2.23m)
UPVC double glazed window to rear elevation, radiator, access to loft area via pull down ladder, two skylight windows and boarded.

Bedroom Three 9' 0" x 7' 2" (2.74m x 2.18m)
UPVC double glazed window to rear elevation, radiator.

Outside
The rear garden is mainly laid to patio, shrubs to borders, water tap, timber fencing, large shed with power, rear gate.
The front of the property provides off road parking.

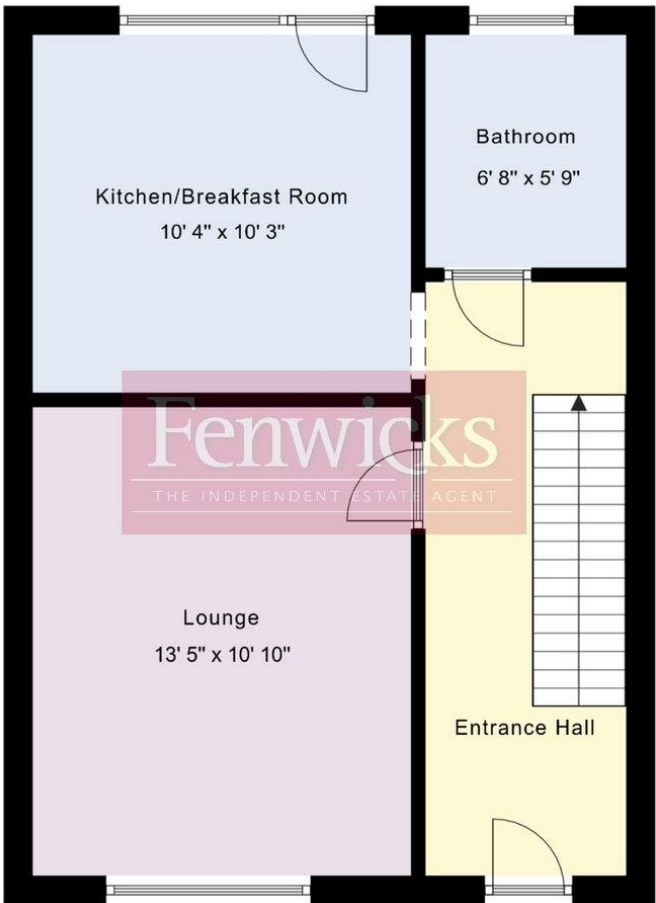
General Information
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



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DRAFT DETAILS

£295,000
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