

Located in Alverstoke 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 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.

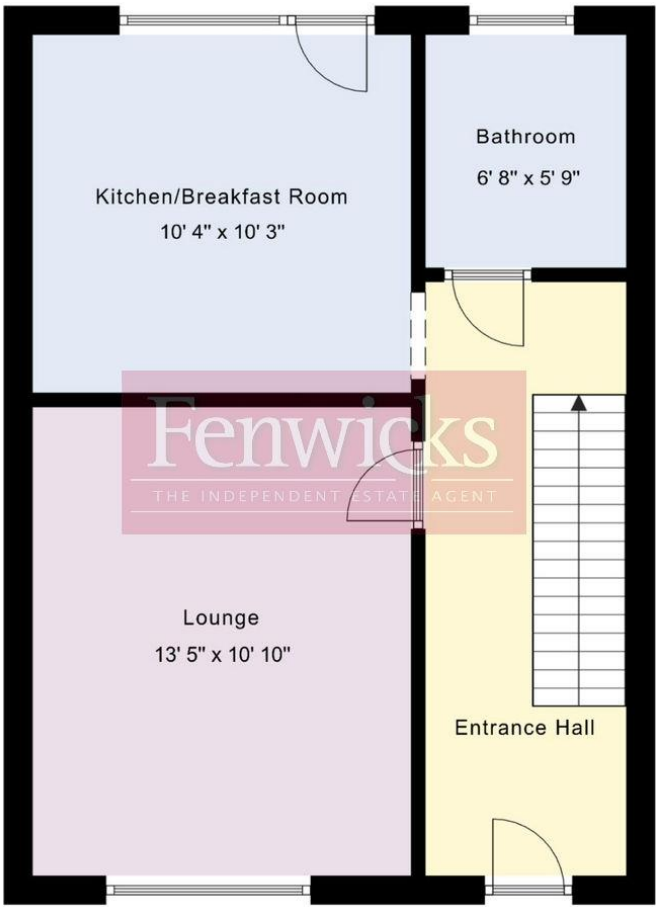
**General Information**  
Construction: Traditional  
Water Supply: Portsmouth Water  
Sewerage: Mains  
Electric Supply: Mains  
Gas Supply: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



| 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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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.

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\*DRAFT DETAILS\*

£285,000  
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