

£450,000
6 Oval Gardens

Alverstoke, Gosport, Hampshire, PO12 2RA

Situated in the highly desirable Alverstoke area of Gosport, close to local amenities, excellent schools and within the sought-after Bay House School catchment, as well as beautiful Stokes Bay beach, this stunning and versatile chalet-style detached bungalow has been finished to an outstanding standard. The contemporary interior features stylish Karndean flooring, high-quality anthracite shutters throughout and A-rated double-glazed windows. At the heart of the home is a beautifully appointed modern kitchen with integrated Neff appliances, including a double oven, inbuilt microwave, warming drawer and induction hob. Bi-fold doors open onto the mature, secluded and beautifully landscaped rear garden. The flexible accommodation includes a generous lounge, which could also serve as an additional bedroom, a downstairs study and an impressive principal bedroom with en-suite. Further benefits include off-road parking and insulated outbuildings, ideal for a home office or gym.





ENTRANCE HALL

OPEN PLAN LIVING AREA / KITCHEN 29' 10" x 11' 6" (9.11m x 3.52m)

LOUNGE/BEDROOM 13' 8" x 11' 6" (4.19m x 3.53m)

STUDY 7' 10" x 4' 5" (2.41m x 1.35m)

FAMILY BATHROOM 8' 5" x 8' 0" (2.59m x 2.45m)

FIRST FLOOR LANDING

BEDROOM ONE 18' 2" x 13' 1" (5.54m x 4.01m)

BEDROOM TWO 10' 4" x 8' 11" (3.17m x 2.72m)

OFF ROAD PARKING

OUTSIDE

REAR ENCLOSED GARDEN

GARAGE/WORKSHOP





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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