

Charlesbury Avenue, Alverstoke,
Gosport, Hampshire, PO12 3TG

£410,000



Semi Detached House

Three Bedrooms

Family Room

Ground Floor Shower Room & First Floor
Bathroom

PVCu Double Glazing & Gas Central
Heating

Extended Accommodation

Separate Lounge

Extended Kitchen

Good Size Mature Rear Garden

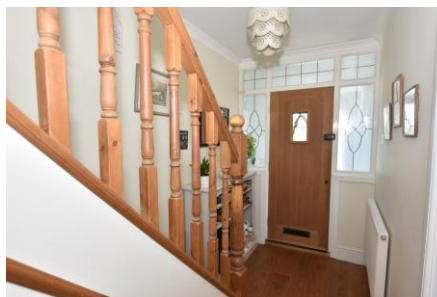
Bay House School Catchment

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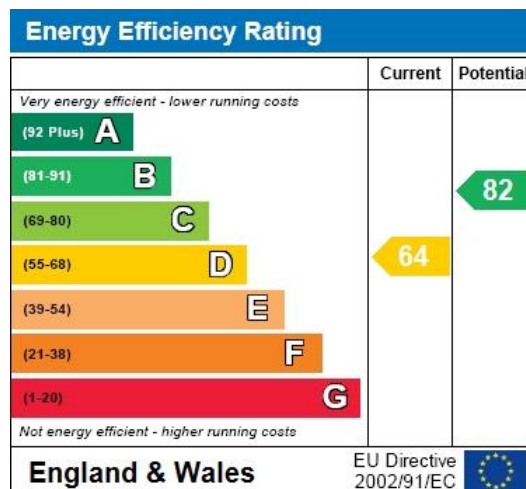
Entrance Porch	PVCu double glazed French doors, quarry tiled floor, hardwood inner door to:
Entrance Hall	Radiator, timber flooring, understairs meter cupboard, stairs to first floor with spindled balustrade, coved ceiling.
Lounge	12'10" (3.91m) Into Bay x 11'8" (3.56m) PVCu double glazed window, radiator, picture rail, cast iron fireplace with tiled hearth and timber surround.
Family Room	17'7" (5.36m) x 11'11" (3.63m) narrowing to 8'2" (2.49m), L shaped, PVCu double glazed window, radiator, coved ceiling.
Kitchen	10'10" (3.3m) x 17'2" (5.23m) narrowing to 8'3" (2.51m), L shaped, single drainer sink unit, wall and base units with worksurface over, recess for gas cooker, space for fridge/freezer, plumbing for washing machine, space for dryer, 2 PVCu double glazed windows, coved ceiling, integrated dishwasher, tiled splashbacks.
Rear Lobby	
Shower Room Off	White suite of shower cubicle, corner hand basin, low level W.C, PVCu double glazed window, tiled splashbacks, radiator, coved ceiling.
Conservatory	17'0" (5.18m) x 11'4" (3.45m) PVCu double glazed windows and French doors, glass roof, timber flooring, 2 radiators.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, coved ceiling.
Bedroom 1	13'6" (4.11m) Into Bay x 10'6" (3.2m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	11'11" (3.63m) x 10'2" (3.1m) PVCu double glazed window, built in cupboard, radiator, coved ceiling.
Bedroom 3	7'6" (2.29m) x 6'8" (2.03m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	White suite of panelled bath with antique style mixer tap and shower attachment, pedestal hand basin, low level W.C., 1/2 wall height panelling, PVCu double glazed window, radiator, coved ceiling.
OUTSIDE	
Front Garden	With paving, flower borders, concrete hardstanding, side pedestrian access to:
Rear Garden	Mature garden with lawn, flower and borders, timber workshop with power and light.

Tenure

Freehold.

Council Tax

Band D.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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 you legal representative to confirm this information before exchanging contracts.