

St Valerie Road, Alverstoke,  
Gosport, Hampshire, PO12 2HL

£249,995



Middle Terraced House  
Lounge & Separate Dining Area  
Ground Floor Toilet  
PVCu Double Glazing

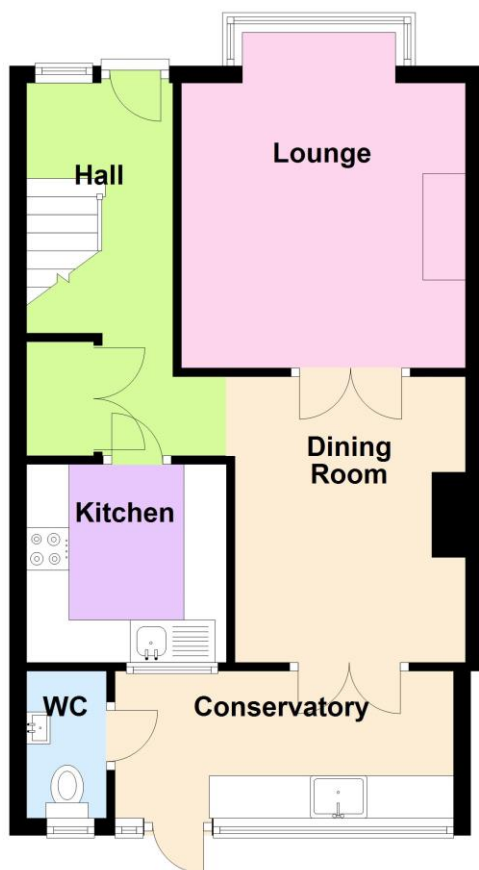
Three Bedrooms  
Modern Kitchen / Conservatory / Utility  
Room  
Spacious First Floor Bathroom  
Gas Central Heating

**023 9258 5588**

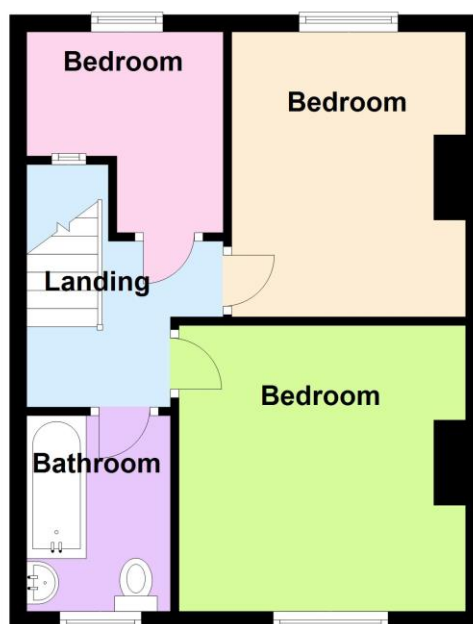
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**Ground Floor**

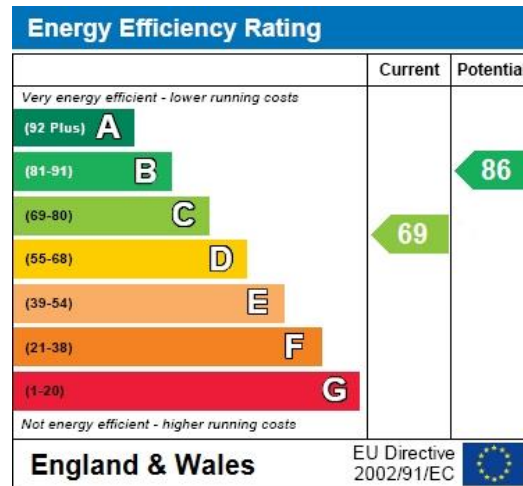


**First Floor**



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door and window, stairs to first floor with spindled balustrade, radiator, understairs meter cupboard.
Lounge / Dining Room	
Lounge Area	13'0" (3.96m) Into Bay x 10'11" (3.33m) PVCu double glazed window, double radiator, 2 wall uplighters, coved ceiling, fire on brick hearth, glazed double doors to:
Dining Area	11'0" (3.35m) x 8'11" (2.72m) Radiator, Georgian style French doors to:
Conservatory / Utility Area	13'1" (3.99m) x 6'1" (1.85m) PVCu double glazed windows, door to garden, butler sink, timber worksurface, plumbing for washing machine, space for additional appliance, polycarbonate roof.
Cloakroom	With low level W.C., hand basin with cupboard under, Vaillant gas central heating boiler, PVCu double glazed window, tiled splashbacks.
Kitchen	7'8" (2.34m) x 7'1" (2.16m) Single drainer ceramic sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, PVCu double glazed window, integrated fridge and freezer.
ON THE 1ST FLOOR	
Landing	Access to loft space, radiator.
Bedroom 1	11'0" (3.35m) x 11'1" (3.38m) PVCu double glazed window, radiator.
Bedroom 2	11'1" (3.38m) x 9'0" (2.74m) PVCu double glazed window, radiator, picture rail.
Bedroom 3	7'8" (2.34m) x 7'8" (2.34m) narrowing to 4'2" (1.27m), L shaped, PVCu double glazed window, radiator.
Bathroom	7'7" (2.31m) x 5'7" (1.7m) White suite of bath with Triton shower over, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, radiator.
OUTSIDE	
Front Garden	With wall and gate, flower borders.
Rear Garden	Paved, timber shed, brick wall to rear with rear timber gate.
Tenure	Freehold.
Council Tax	Band C.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center;">Viewing Notes</p>		

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.