

Beechcroft Road, Alverstoke,  
Gosport, Hampshire, PO12 2ER

£540,000



Detached House With Extended Ground  
Floor Accommodation

L Shaped Lounge / Dining Room

Conservatory

34'6 Long Garage

PVCu Double Glazing & Gas Central  
Heating

Three Good Size Bedrooms

Further Separate Dining Room

Utility Room

Rear Garden Of Sunny Aspect

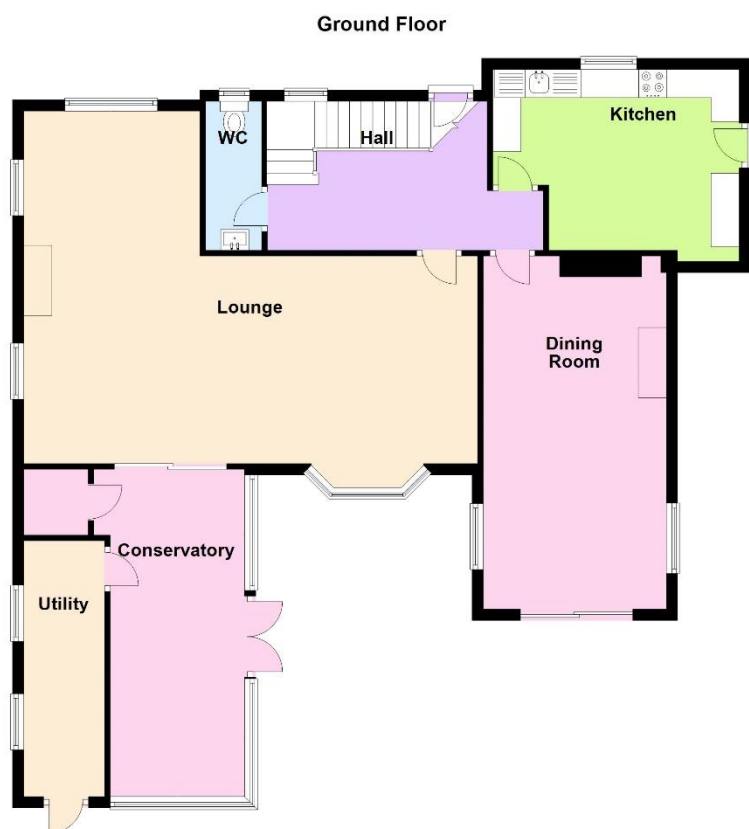
No Forward Chain

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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Hardwood front door with glazed panel, double radiator, understairs meter cupboard, picture rail, stairs to first floor.
Extended Lounge / Dining Room	
Dining Area	15'2" (4.62m) Into Bay x 14'11" (4.55m) PVCu double glazed window, double radiator, picture rail, large square archway to:
Lounge Area	20'7" (6.27m) x 10'3" (3.12m) PVCu double glazed window, brick fireplace, adjoining plinths, 2 double glazed side windows, aluminium double glazed patio door to:
Conservatory	18'11" (5.77m) x 7'11" (2.41m) PVCu double glazed windows and French doors to garden, polycarbonate roof, large storage cupboard off.
Utility Room	14'8" (4.47m) x 4'8" (1.42m) 2 PVCu double glazed windows and door to garden, plumbing for washing machine.
Dining Room	19'0" (5.79m) x 10'8" (3.25m) Fireplace with fitted gas fire, aluminium patio door to garden, double radiator, picture rail, fitted cupboards to side of chimney breast.
Kitchen	14'3" (4.34m) x 10'6" (3.2m) Double drainer stainless steel sink unit, base and wall cupboards, PVCu double glazed window, wall mounted gas central heating boiler, gas cooker point, space for fridge/freezer.
Cloakroom	With W.C., vanity hand basin, radiator.
ON THE 1ST FLOOR	
Landing	Airing cupboard, double radiator, picture rail, access to loft space.
Bedroom 1	15'6" (4.72m) Into Bay x 14'0" (4.27m) PVCu double glazed window, picture rail, built in double cupboard, radiator.
Bedroom 2	11'8" (3.56m) x 12'2" (3.71m) PVCu double glazed window, built in double cupboard, radiator, picture rail.
Bedroom 3	10'6" (3.2m) x 10'3" (3.12m) PVCu double glazed window, picture rail, radiator.
Bathroom	Panelled bath, pedestal hand basin, low level W.C., 2 PVCu double glazed windows.
OUTSIDE	
Front Garden	With wall and iron rails, 2 sets of double iron gates to car standings, lawn, borders, side pedestrian access to rear garden.



Side Garage

34'6" (10.52m) x 9'11" (3.02m) Cantilever door to front, part polycarbonate roof to rear.

Rear Garden

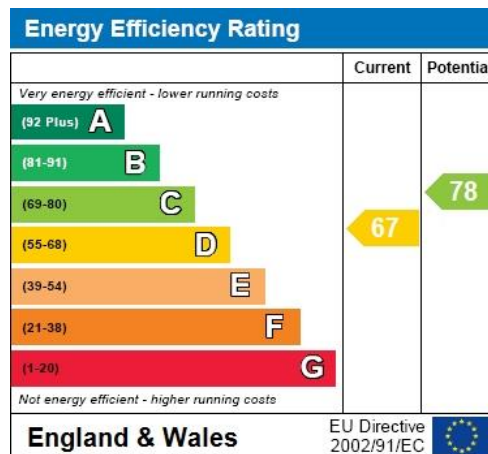
Of sunny aspect with patio, lawn, mature flower and shrub borders.

Tenure

Freehold.

Council Tax

Band F.



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.