

Mount Pleasant Road, Alverstoke,  
Gosport, Hampshire, PO12 2HP

£450,000



Detached Chalet Bungalow  
Spacious Lounge  
Wet Room & Separate W.C.  
Double Garage

Popular Residential Location

Three Bedrooms  
Kitchen  
Good Size Driveway  
PVCu Double Glazing & Gas Central Heating  
No Forward Chain

**023 9258 5588**

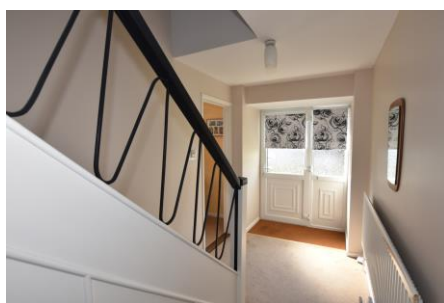
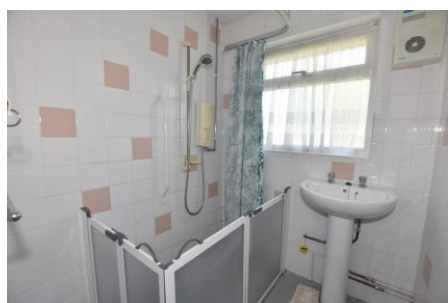
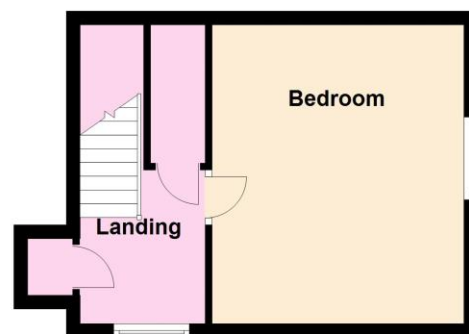
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**Ground Floor**

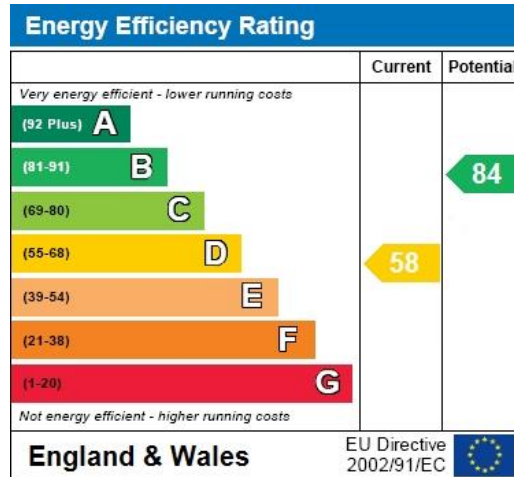


**First Floor**



**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 window and front door, radiator, stairs to first floor, understairs cupboard.
Lounge	15'6" (4.72m) x 14'5" (4.39m) Twin aspect room with 2 PVCu double glazed windows, radiator, fireplace with gas fire and coved ceiling.
Bedroom 1	12'11" (3.94m) x 11'11" (3.63m) PVCu double glazed window, radiator.
Bedroom 2	12'0" (3.66m) x 11'6" (3.51m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	12'11" (3.94m) x 9'11" (3.02m) 1 1/2 bowl sink ceramic sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with extractor over, space for fridge/freezer, plumbing for washing machine, 2 PVCu double glazed windows, door to conservatory, tiled splashbacks.
Conservatory	12'4" (3.76m) x 5'1" (1.55m) Aluminium construction with sliding door.
Wet Room	With Mira shower and low level screens, pedestal hand basin, PVCu double glazed window, tiled splashbacks, radiator.
Separate W.C.	With W.C., PVCu double glazed window, tiled walls to 1/2 height.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, storage cupboard, door to large eaves storage area.
Bedroom 3	14'2" (4.32m) x 12'0" (3.66m) PVCu double glazed window, radiator, access to eaves.
OUTSIDE	
Front Garden	With brick wall, lawn and flower borders. Good size brick paved driveway leading to wider hardstanding to rear.
Double Garage	18'2" (5.54m) x 14'10" (4.52m) Cantilever door.
Rear Garden	With paved patio, lawn, borders, green house.
Tenure	Freehold.
Council Tax	Band D.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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 your legal representative to confirm this information before exchanging contracts.