



023 9258 5588

office@dimon-estate-agents.co.uk

6 Stokesway, Stoke Road, Gosport, Hampshire. PO12 1PE



Brodrick Avenue, Alverstoke, Gosport, Hampshire, PO12 2EN
£750,000 Freehold



www.GosportProperty.com



Measurements

Entrance Porch

Entrance Hall

Cloakroom

Sitting Room 14'7" (4.45m) Into Bay x 23'9" (7.24m) Into Bay

Lounge 16'10" (5.13m) Into Bay x 12'10" (3.91m)

Kitchen / Dining Room 14'5" (4.39m) x 9'7" (2.92m)

Utility Room

ON THE 1ST FLOOR

Landing

Bedroom 1 16'9" (5.11m) Into Bay x 9'8" (2.95m) To Wardrobe

Bedroom 2 12'1" (3.68m) x 11'11" (3.63m) Into Recess

Bedroom 3 11'10" (3.61m) x 11'6" (3.51m) Into Recess

Bedroom 4 9'8" (2.95m) x 7'8" (2.34m)

Bathroom

Shower

OUTSIDE

Front Garden

Rear Garden

Double Garage 22'6" (6.86m) x 15'0" (4.57m)

Selling? Can we help?



Main Features

Sought After Residential Location

Detached House

Four Bedroom

Two Reception Rooms

Cloakroom & Utility Room

Wider Than Average Frontage

Good Size Lawned Rear Garden

Driveway

Double Garage

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 Plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

A detached house in a sought after residential location with potential to extend (subject to obtaining planning approval). This property offers 2 reception rooms with a sitting room with 2 bay windows to the rear overlooking the garden. The kitchen has built in NEF oven, microwave and 4 ring hob and integral fridge/freezer and dishwasher. There is a separate utility room with a new boiler and a ground floor cloakroom. Upstairs are 3 double bedrooms and a good size single. The main bathroom has a bath with shower over. Outside the front is wider than average with garden area and a driveway leading to a double garage. The large rear garden has lawn, borders and an air raid shelter.



Family Business Established 1969



Property Information

Council Tax Band F

Freehold



Further Properties Wanted

