

Spithead Avenue, Alverstoke,  
Gosport, Hampshire, PO12 2UW

£499,995



Detached House

Four Bedrooms

Dining Area

Ground Floor Study / Bedroom

Wide Frontage With Space For Several  
Cars & Caravan

Extended Accommodation

Lounge

Kitchen / Family Room

Ground Floor Shower Room & First Floor  
Bathroom

Rear Garden With New Patio & Sunny  
Aspect

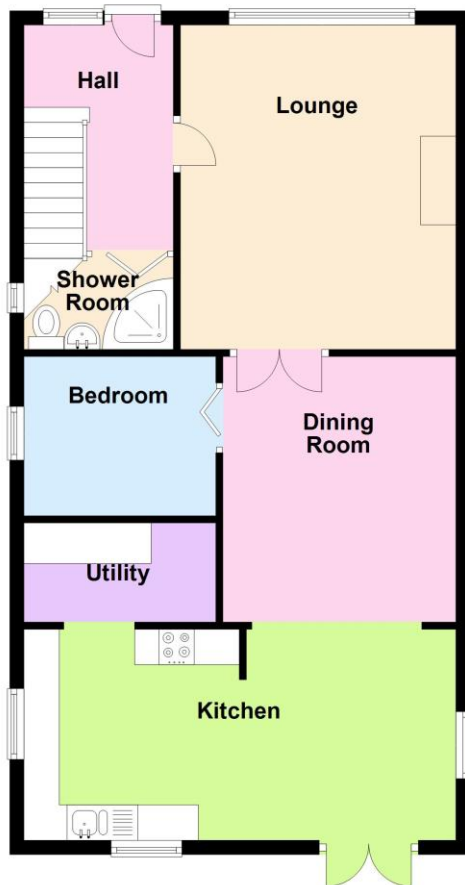
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

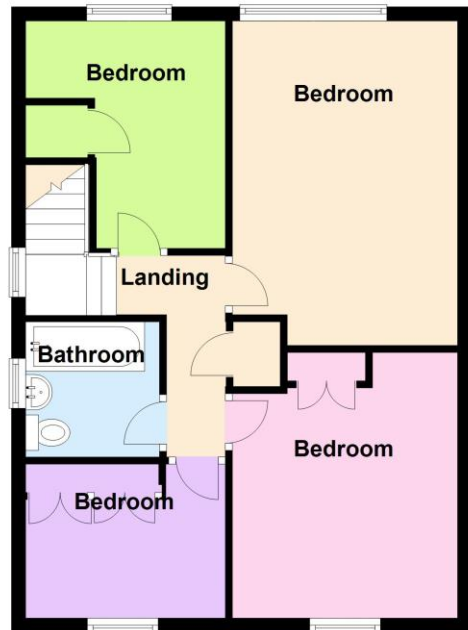
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**Ground Floor**



**First Floor**



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

Entrance Hall	Composite front door and window, radiator, understairs cupboard, stairs to first floor.
Shower Room	White suite of shower cubicle, vanity hand basin, low level W.C. with concealed cistern, aqua panel splashbacks, PVCu double glazed window, chrome heated towel rail.
Lounge	14'4" (4.37m) x 12'8" (3.86m) PVCu double glazed window, fireplace with electric fire, double radiator, coved ceiling, Georgian style French doors to:
Dining Area	12'4" (3.76m) x 10'9" (3.28m) Single radiator, coved ceiling.
Study / Bedroom 5	9'0" (2.74m) x 6'10" (2.08m) PVCu double glazed window, radiator, wall mounted gas central heating boiler.
Kitchen / Family Room	20'1" (6.12m) x 9'9" (2.97m) 1 1/2 bowl stainless steel sink unit, light grey wall and base units with worksurface over, built in double oven and 4 ring induction hob with extractor canopy over, integrated fridge, 3 PVCu double glazed windows and French doors to garden.
Utility Room	8'11" (2.72m) x 4'7" (1.4m) Wall and base units with worksurface over, space for fridge/freezer, plumbing for washing machine and dishwasher.
ON THE 1ST FLOOR	
Landing	Airing cupboard, access to loft space, PVCu double glazed window.
Bedroom 1	15'0" (4.57m) x 10'5" (3.18m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'3" (3.73m) x 10'5" (3.18m) PVCu double glazed window, radiator, coved ceiling, fitted bedroom furniture.
Bedroom 3	10'6" (3.2m) x 6'3" (1.91m) widening to 9'4" (2.84m), PVCu double glazed window, storage cupboard, radiator, coved ceiling.
Bedroom 4	9'5" (2.87m) x 7'2" (2.18m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	Panelled bath, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, radiator, extractor fan.
OUTSIDE	
Front Garden	Concrete hardstanding for several cars and flower beds, pedestrian gate to:
Rear Garden	Of sunny aspect with attractive patio, lawn and flower borders.

Garage

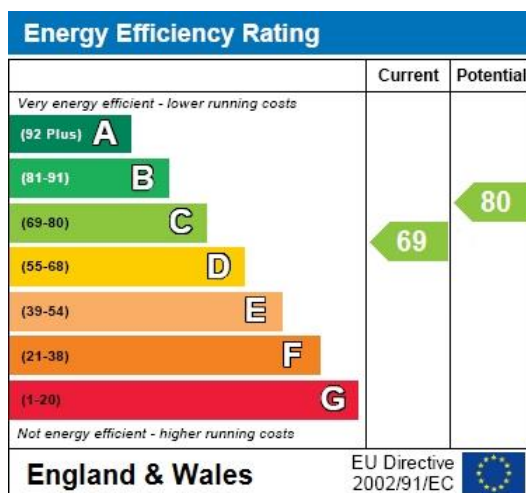
Tenure

Council Tax

With cantilever door, personal door to garden, power and light.

Freehold.

Band E.



Full Energy Performance Certificate  
available upon request

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.