

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

£355,000



Semi Detached House With Extended
Accommodation

26' 10 Long Lounge

21' 6 Long Kitchen

Spacious Bathroom & Additional Shower
Room

Gas Central Heating

Four Bedrooms

Separate Dining Room

Conservatory

Popular Location Near To Gosport Park

No Forward Chain

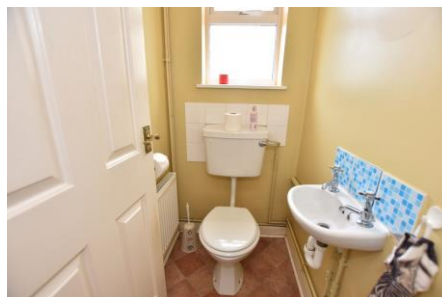
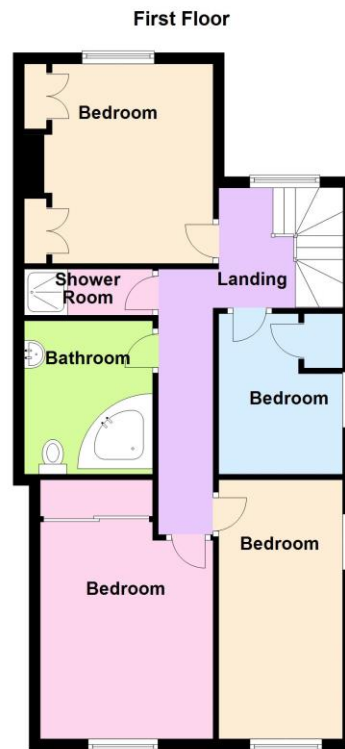
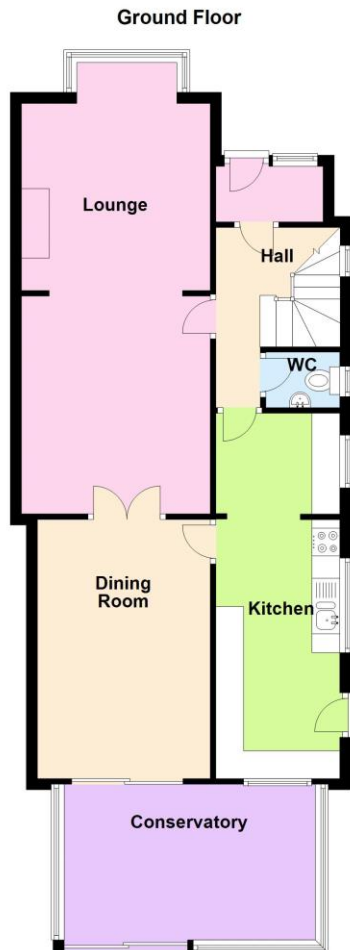
023 9258 5588

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

Email: office@dimon-estate-agents.co.uk

To view all our properties visit:

www.GosportProperty.com



**SELLING YOUR OWN PROPERTY IN GOSPORT?
 WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 50 YEARS
 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	Hardwood part glazed front door, Georgian style glazed inner door to:
Entrance Hall	With stairs to first floor, understairs recess, radiator.
Cloakroom	With low level W.C., hand basin, radiator, tiled splashbacks, PVCu double glazed window.
Lounge	26'10" (8.18m) Into Bay x 10'10" (3.3m) PVCu double glazed window, fireplace with living flame gas fire, stone hearth, laminate flooring, coved ceiling, 2 radiators, Georgian style glazed French doors to:
Dining Room	15'4" (4.67m) x 10'2" (3.1m) Radiator, coved ceiling, Georgian style door to kitchen, PVCu double glazed sliding patio door to conservatory.
Kitchen	21'6" (6.55m) x 7'4" (2.24m) 1 1/2 bowl sink unit, wall and base units with worksurface over, radiator, plumbing for washing machine and dishwasher, space for fridge/freezer, 2 PVCu double glazed windows, tiled splashbacks, coved ceiling, PVCu double glazed door.
Conservatory	15'3" (4.65m) x 8'6" (2.59m) PVCu double glazed window, polycarbonate roof, wood burning stove, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, access to loft space.
Bedroom 1	13'1" (3.99m) x 10'3" (3.12m) PVCu double glazed window, radiator, built-in cupboard, wardrobe with mirror fronted sliding doors.
Bedroom 2	15'3" (4.65m) x 7'4" (2.24m) Twin aspect room with 2 PVCu double glazed windows, radiator, coved ceiling.
Bedroom 3	11'9" (3.58m) x 8'10" (2.69m) to cupboards. PVCu double glazed window, 2 built-in cupboards, radiator.
Bedroom 4	8'9" (2.67m) x 7'4" (2.24m) PVCu double glazed window, radiator, coved ceiling, airing cupboard with Vaillant gas central heating boiler.
Shower Room	Shower cubicle with extractor fan.
Bathroom	8'9" (2.67m) x 7'6" (2.29m) Corner bath, vanity hand basin, low level W.C., tiled walls, radiator.
OUTSIDE	
Front Garden	With wall, flower borders, side pedestrian access to:
Rear Garden	With paved patio, flower and shrub borders, timber shed.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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.