

Repton Close, Alverstoke, Gosport,
Hampshire, PO12 2RY

£270,000



Extended End Of Terraced House
Lounge / Dining Room
Re-Fitted First Floor Shower Room and
Ground Floor Cloakroom
Cul-De-Sac Location
Garage

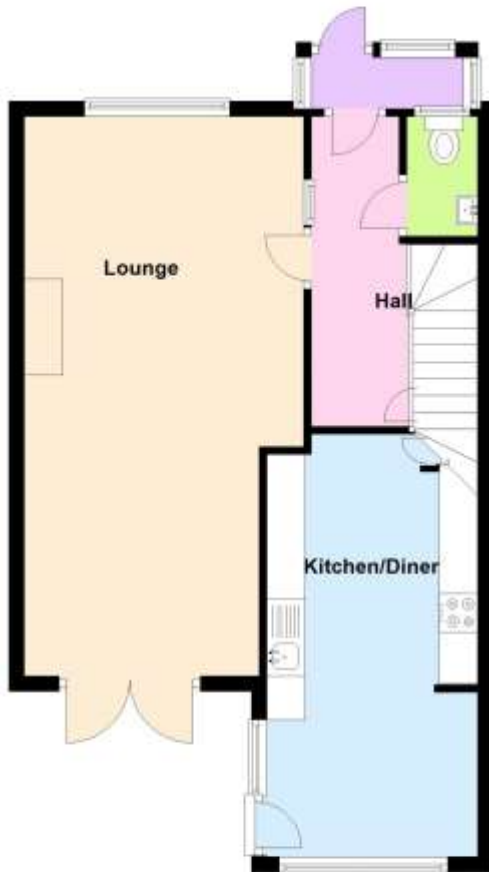
Three Bedrooms
Kitchen / Breakfast Room
PVCu Double Glazing and Gas Central
Heating
Bay House School Catchment
In Opinion A Well Presented Home

023 9258 5588

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Ground Floor



First Floor



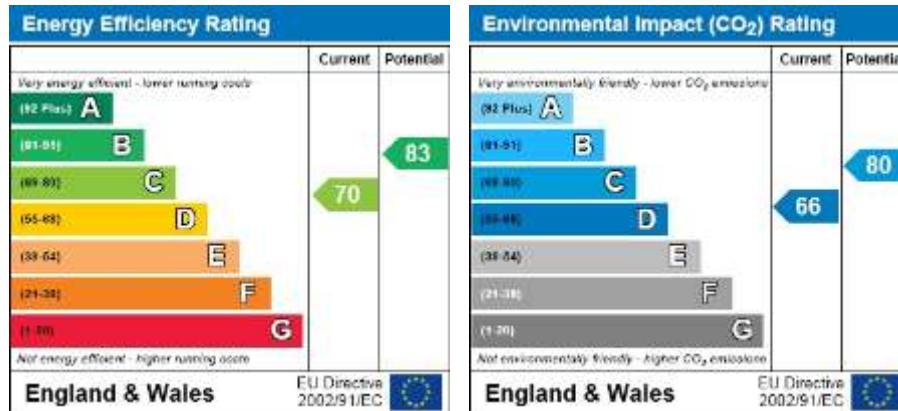
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed door and window, PVCu double glazed inner door to:
Entrance Hall	Radiator, laminate flooring, understairs cupboard, stairs to first floor with spindled balustrade, coved ceiling.
Cloakroom	White suite of low level W.C., hand basin, radiator, tiled splashbacks, coved ceiling, ceramic tiled floor, PVCu double glazed window.
Lounge / Dining Room	24'4" (7.42m) x 12'0" (3.66m) narrowing to 10'1" (3.07m), A twin aspect room with PVCu double glazed window to front and PVCu double glazed french doors with Georgian style to patio area, marble style fireplace and hearth with living flame gas fire, 2 radiators, coved ceiling.
Kitchen / Breakfast Room	18'10" (5.74m) x 8'11" (2.72m) Comprising 1½ bowl enamel sink unit, white fronted wall and base units with worksurface over, built-in oven and 4 ring electric hob with cooker hood over, plumbing for washing machine, space for dishwasher or dryer, space for fridge/freezer, tiled splashbacks, storage cupboard, Karndean flooring, 2 PVCu double glazed windows and door to garden, coved ceiling.
ON THE 1ST FLOOR	
Landing	Airing cupboard with wall mounted gas central heating boiler, access to loft space, spindled balustrade.
Bedroom 1	13'2" (4.01m) x 10'10" (3.3m) Range of fitted bedroom furniture with cupboards and dressing table unit, PVCu double glazed window, radiator, coved ceiling with spotlights.
Bedroom 2	11'1" (3.38m) x 9'11" (3.02m) PVCu double glazed window, radiator, built-in double cupboard, coved ceiling.
Bedroom 3	9'4" (2.84m) x 7'10" (2.39m) PVCu double glazed window, radiator, fitted bedroom furniture, dressing table unit, coved ceiling.
Shower Room (Previously Bathroom)	White suite of shower cubicle with Aqualisha shower, hand basin, low level W.C., PVCu double glazed window, radiator, tiled splashbacks, extractor fan.
OUTSIDE	
Front Garden	With small dwarf brick wall, flower borders, block paving, side pedestrian access via timber gate to:
Rear Garden	Which is of sunny aspect with patio, lawn and flower borders.
Garage	In block adjacent.



Directions

From our office proceed out of Gosport along Stoke Road and around the one-way system following the road as it forks to the left into Bury Road. Proceed through the traffic lights taking the 5th turning left into Ladram Road following the road round to the right into St Helens Road. As the road forks again to the left turn right into Repton Close where the property will be found almost immediately on the left hand side.



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.