

Western Way, Alverstoke,
Gosport, Hampshire, PO12 2NF

£499,995



Four Bedroom Middle Terraced Victorian Residence

Kitchen / Family Room

Double Glazed Conservatory

Large Front Garden & Gravelled Parking Area

Individual Residence Rarely Available For Sale

Spacious Drawing Room

Bathroom & En-Suite Shower Room

Gas Central Heating

L Shaped Rear Garden With Workshops With Additional Access By Unmade Road

Noted As A Property Of Local Interest By Gosport Borough Council

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Entrance Porch	PVCu double glazed door, pine panelling.
Entrance Hall	Radiator, dado and picture rail, timber flooring, stairs to first floor.
Cloakroom	White suite of low level W.C., vanity hand basin with cupboard under, understairs cupboard, chrome heated towel rail, dado rail, timber flooring.
Drawing Room	22'4" (6.81m) x 15'10" (4.83m) PVCu double glazed French doors and windows, built-in cupboards, brick fireplace with stone hearth and wood burning stove, 3 radiators, picture rail, coved ceiling, ceiling rose, 3 wall lights.
Inner Lobby	With study area, glazed with cupboards above, dado rail, timber flooring, radiator, archway to:
Kitchen / Family Room	17'11" (5.46m) x 15'3" (4.65m) Enamel 1 1/2 bowl sink unit, cream fronted wall and base units with worksurface over, recess for range style cooker with cooker to remain, space for fridge/freezer, plumbing for dishwasher, wall mounted gas central heating boiler concealed within cupboard, PVCu double glazed window, French doors to conservatory, timber flooring, radiator, tiled splashbacks, beam ceiling, ceiling rose.
Conservatory Incorporating Utility Area	13'9" (4.19m) x 13'7" (4.14m) PVCu double glazed window and French doors, laminate flooring, built-in cupboard. Utility Area with plumbing for washing machine and space for dryer, stainless steel sink.
ON THE 1ST FLOOR	
Landing	2 radiators, dado rail, picture rail, access to loft space, built-in double cupboard.
Bedroom 1	13'6" (4.11m) x 10'0" (3.05m) widening to 13'5" (4.09m), PVCu double glazed sash window, radiator, built-in cupboards, part coved ceiling.
En-Suite Shower Room	With shower cubicle, low level W.C., hand basin with cupboard under, chrome heated towel rail and extractor fan.
Bedroom 2	13'6" (4.11m) x 10'0" (3.05m) 2 PVCu double glazed windows, timber fire surround, built-in double radiator, dado and picture rail, laminate flooring.
Bedroom 3	10'2" (3.1m) x 10'1" (3.07m) PVCu double glazed sash window, radiator, dado and picture rail, laminate flooring, built-in cupboard.
Bedroom 4	9'0" (2.74m) x 7'0" (2.13m) PVCu double glazed sash window, radiator, picture rail.

Bathroom

White suite of panelled bath with mixer tap and shower attachment, low level W.C., vanity hand basin with cupboard under, chrome heated towel rail, built-in cupboard and picture rail.

OUTSIDE

Front Garden

With lawn, shrub borders, gravel driveway and turning area.

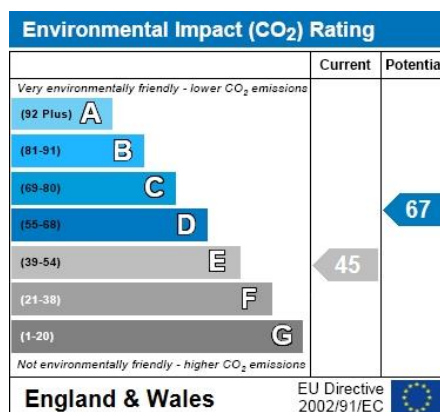
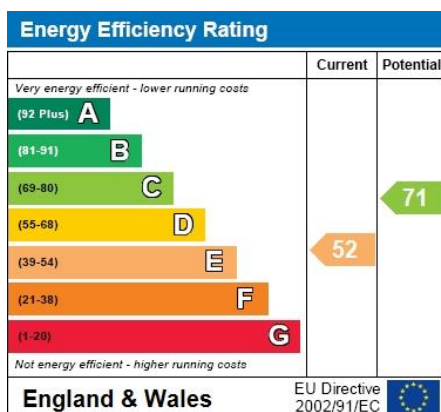
Rear Garden

L shaped, workshops and out buildings, brick built store cupboard, lawn. This is accessed from an unmade gravel road.



Directions

From our office proceed out of Gosport along Stoke Road and around the one-way system following the road as it forks round to the left into Bury Road. Proceed through the traffic lights and having passed the Fire Station turn left into Jellicoe Avenue. Take the 5th right into Western Way, where the property will be found shortly on the right hand almost opposite Kennedy Crescent.



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.