

Waterloo Road, Alverstoke,
Gosport, Hampshire, PO12 2AL

£510,000



Detached House

En-Suite Shower Room To Bedroom 1

Kitchen / Dining Room

Ground Floor Cloakroom & First Floor
Bathroom

PVCu Double Glazing & Gas Central
Heating

Four Bedrooms

Lounge & Separate Study

Spacious Garden Room

Integral Garage

Bay House School Catchment

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Entrance Hall	Composite front door with etched glass panel, radiator, laminate flooring, understairs storage cupboard, coved ceiling, stairs to first floor with spindled balustrade, door to garage.
Cloakroom	With low level W.C., pedestal hand basin, radiator, PVCu double glazed window, ceramic tiled floor, coved ceiling.
Study	7'9" (2.36m) x 5'9" (1.75m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Lounge	18'0" (5.49m) x 9'10" (3m) Fire surround with marble hearth, radiator, 3 wall lights, coved ceiling, PVCu double glazed French doors to family room.
Kitchen / Dining Room	20'7" (6.27m) x 9'10" (3m) 1 ½ bowl ceramic sink, wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, integrated dishwasher and fridge, tiled splashbacks, PVCu double glazed door to sideway, radiator, coved ceiling, PVCu double glazed French doors to family room.
Family Room	20'2" (6.15m) x 14'10" (4.52m) narrowing to 7'10" (2.39m), PVCu double glazed windows, French doors to garden, personal door to side, ceramic tiled floor, insulated roof with 2 skylight windows, inset LED lighting, 2 wall lights.
ON THE 1ST FLOOR	
Landing	Radiator, PVCu double glazed window, access to loft space, coved ceiling, airing cupboard.
Bedroom 1	14'5" (4.39m) Plus Recess x 9'10" (3m) PVCu double triple glazed window, radiator, coved ceiling.
Shower Room	With shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, ceramic tiled floor, tiled walls, radiator, coved ceiling.
Bedroom 2	18'2" (5.54m) x 9'10" (3m) PVCu triple glazed window, radiator, coved ceiling.
Bedroom 3	12'8" (3.86m) x 7'9" (2.36m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Bedroom 4	11'9" (3.58m) x 7'11" (2.41m) PVCu double glazed window, radiator, laminate flooring.
Bathroom	White suite of panelled bath with shower over and screen, low level W.C., pedestal hand basin, radiator, PVCu double glazed window, coved ceiling.

OUTSIDE

Front Garden

Rear Garden

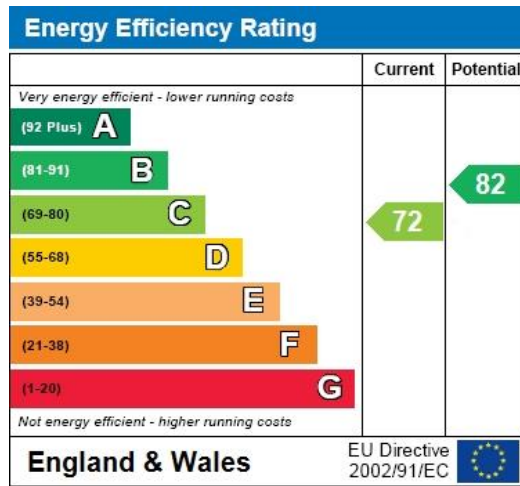
Garage

Resin gravel driveway, side pedestrian access to:

With patio, lawn, flower and shrub borders, 2 timber sheds.

16'5" (5m) x 8'0" (2.44m) Cantilever door, power and light, plumbing for washing machine, wall mounted gas central heating boiler.





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 you legal representative to confirm this information before exchanging contracts.