

## Offers in Excess of £240,000

Arminers Close, Alverstoke, Gosport, PO12 2HB

**DRAFT DETAILS:** We are awaiting verification from the Vendor that these details are correct



- Three Bedroom House
- Highly Sought After Location
- Entrance Porch
- Entrance Hall
- Lounge
- Kitchen/Diner
- Conservatory
- Bathroom
- Enclosed Rear Garden
- Energy Efficiency Rating:- D (68)

### Gosport Office

50 Stoke Road Gosport PO12 1HX

Tel: 02392 529889 | E: [gospport1@fenwicks-estates.co.uk](mailto:gospport1@fenwicks-estates.co.uk)

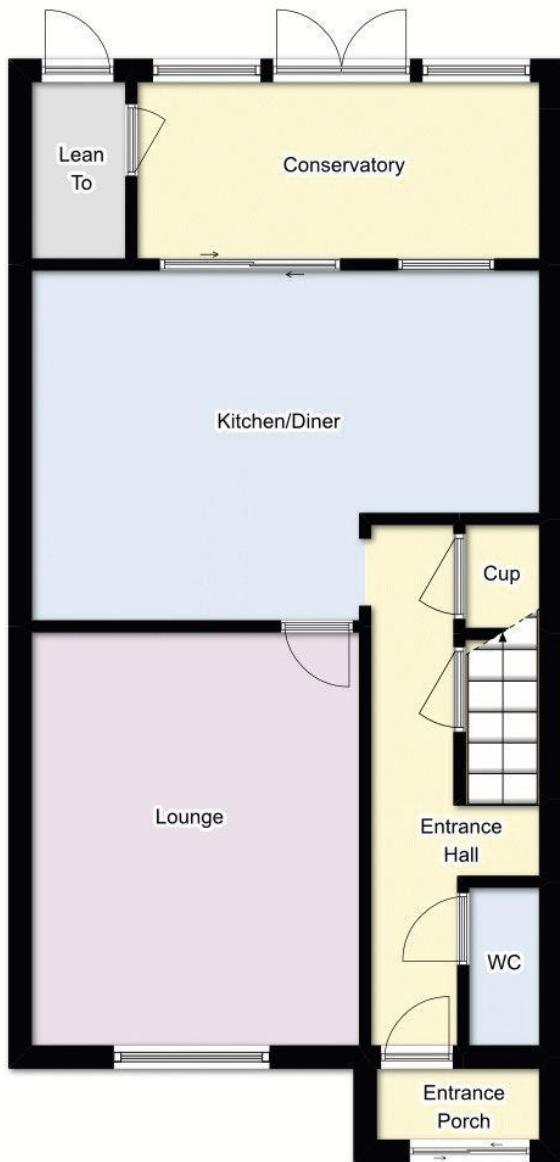
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Property Reference: G1254

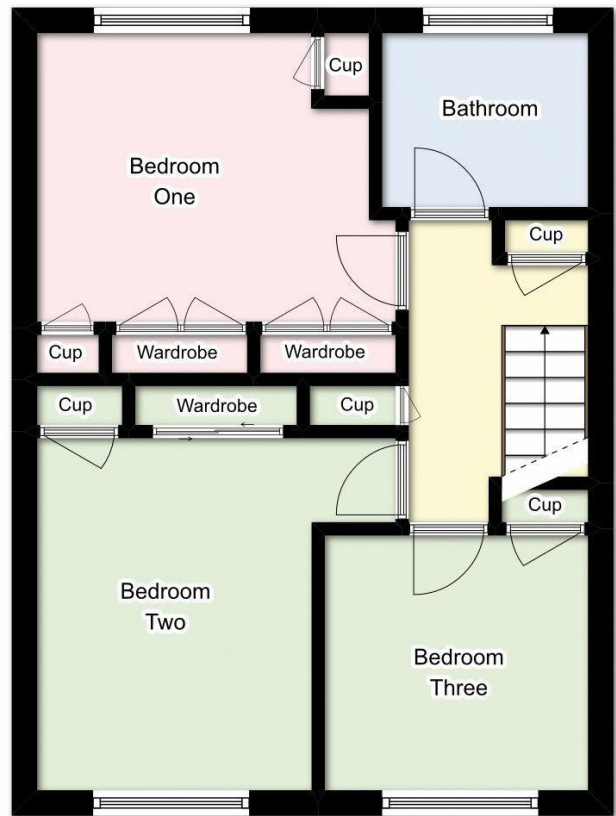
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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## The Accommodation Comprises:-

UPVC double glazed sliding doors to:

## Entrance Porch:-

Flat ceiling, meter to wall, UPVC double glazed front door to:

## Entrance Hall:-

Flat and covered ceiling, radiator, stairs leading to first floor, smoke detector, under stairs storage cupboard with space for tumble dryer, further under stairs storage cupboard containing consumer unit, meters to wall and coat hanging space, door to:

## Cloakroom:-

6' 2" x 3' 0" (1.88m x 0.91m)

UPVC double glazed window to front elevation, flat and covered ceiling, low level WC, corner wash hand basin.

## Kitchen/Diner:-

17' 3" x 11' 6" (5.25m x 3.50m) maximum measurements

UPVC double glazed window and sliding door to conservatory, flat and covered ceiling, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, one and a half bowl single drainer sink unit, space and plumbing for washing machine, space for undercounter fridge, integrated electric oven, gas hob and extractor hood over, radiator, space for table and chairs, laminate flooring, door to:



## Lounge:-

14' 5" x 11' 1" (4.39m x 3.38m)

UPVC double glazed window to front elevation, flat and covered ceiling, radiator, electric fire with decorative surround, continuation of laminate flooring.



## Conservatory:-

13' 7" x 8' 3" (4.14m x 2.51m)

UPVC double glazed windows and double opening doors to rear garden, polycarbonate roof, radiator, door to:



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## Lean To:-

Storage space with wooden door onto garden, power and light connected.

## First Floor Landing:-

Flat and coved ceiling, loft hatch, two storage cupboards with slatted shelving, smoke alarm.

## Bedroom One:-

11' 4" x 9' 4" (3.45m x 2.84m) maximum measurements, to wardrobe fronts

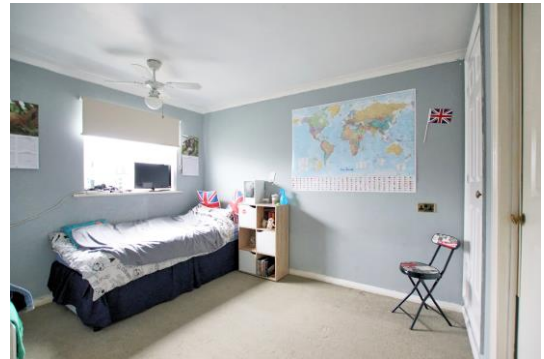
UPVC double glazed window to rear elevation, flat and coved ceiling, fitted with a range of built-in wardrobes with hanging space and shelving, radiator, further cupboard housing gas central heating boiler.



## Bedroom Two:-

11' 3" x 8' 10" (3.43m x 2.69m) maximum measurements, to wardrobe fronts

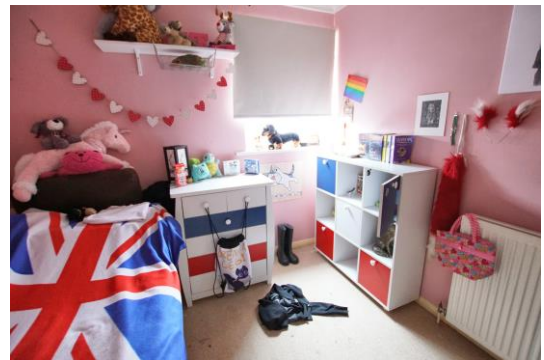
UPVC double glazed window to front elevation, flat and coved ceiling, fitted with a range of built-in wardrobes with hanging space and shelving, radiator.



## Bedroom Three:-

8' 6" x 8' 5" (2.59m x 2.56m)

UPVC double glazed window to front elevation, flat and coved ceiling, storage cupboard with hanging space, radiator.



## Bathroom:-

6' 7" x 5' 6" (2.01m x 1.68m)

Obscured UPVC double glazed window to rear elevation, flat and coved ceiling, panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin with mixer tap over, low level WC, radiator.

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## Outside:-

The rear garden is mainly laid to artificial turf, enclosed by wood panelled fencing, with a UPVC shed, rear access via pedestrian gate onto shared parking to the rear of the property. The front of the property the garden is laid to shingle, with a path to the front door.



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