Offers Over £210,000

Howe Road, Gosport PO13 8EA



HIGHLIGHTS

- Spacious two double bedroom end of terrace house
- External insulation fitted in 2023
- Replacement electric heating
- Electric vehicle charging point
- Spacious kitchen/diner
- Separate utility room
- Potential to create a third bedroom
- Side driveway providing off-road parking
- Short walk to Alver Village shops & Tesco

SPACIOUS TWO DOUBLE BEDROOM END OF TERRACE HOUSE WITH DRIVEWAY!

A spacious two double bedroom end of terrace house with its own driveway, situated on the popular Alver Park private estate on the outskirts of Gosport. The driveway is a particularly desirable feature, with only a few properties on the estate benefiting from this additional off-road parking.

The property has also benefited from an ECO4 grant, with a range of improvements carried out including owner-owned solar panels, external insulation fitted in 2023, double glazing, replacement electric heating and an electric vehicle charging point. Importantly, no other house on the estate has benefited from the ECO4 grant, and the property's low EPC rating is a reflection of the improvements and the potential for the home to be efficient and economical to run.

The ground floor comprises a spacious kitchen/diner, separate utility room and good-sized living room overlooking the rear garden.

Upstairs, there are two generous double bedrooms, with the master bedroom offering the potential to be divided into two separate rooms if a third bedroom is required. There is also a family bathroom and separate WC.

Outside, the property benefits from a small enclosed rear garden and the rare side driveway providing valuable off-road parking.

The property also enjoys the benefit of being situated close to the playing field and tennis court, providing excellent recreational facilities on the estate.

Alver Village shops and Tesco are within easy reach, as well as Alver Valley Country Park and local schools. The property's location also makes it particularly convenient for those commuting out of Gosport for work.

A rare opportunity to purchase an end-of-terrace home with its own driveway, excellent energy-efficiency improvements and access to the estate's playing field and tennis court.

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PROPERTY INFORMATION

ENTRANCE HALL

UTILITY ROOM
7'2 x 6'8 (2.18m x 2.03m)

KITCHEN/DINER
19'4 x 8'5 (5.89m x 2.57m)

LIVING ROOM
12'4 x 10'0 (3.76m x 3.05m)

LANDING

BEDROOM ONE
19'5 x 8'8 (5.92m x 2.64m)

BEDROOM TWO
12'3 x 10'1 (3.73m x 3.07m)

BATHROOM

SEPARATE WC

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY FOR PARKING

FREEHOLD - Council Tax Band A

Agents Note
Please note that some of the photographs have been digitally edited for marketing purposes, including the removal of furniture and other items. The images are intended to give an impression of the property and may not show the property exactly as it is currently presented.

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Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - Anti Money Laundering Procedure
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Buyer Verification
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Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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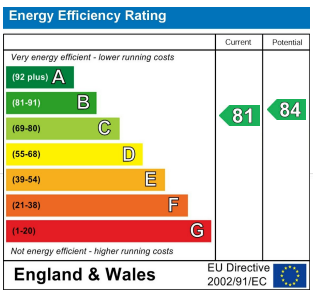
Estate Charge
The current estate charge is £37 per month.



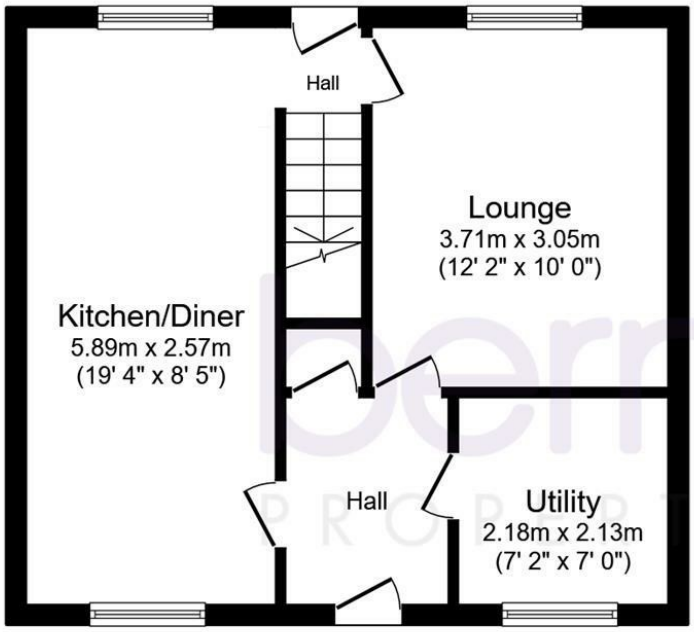




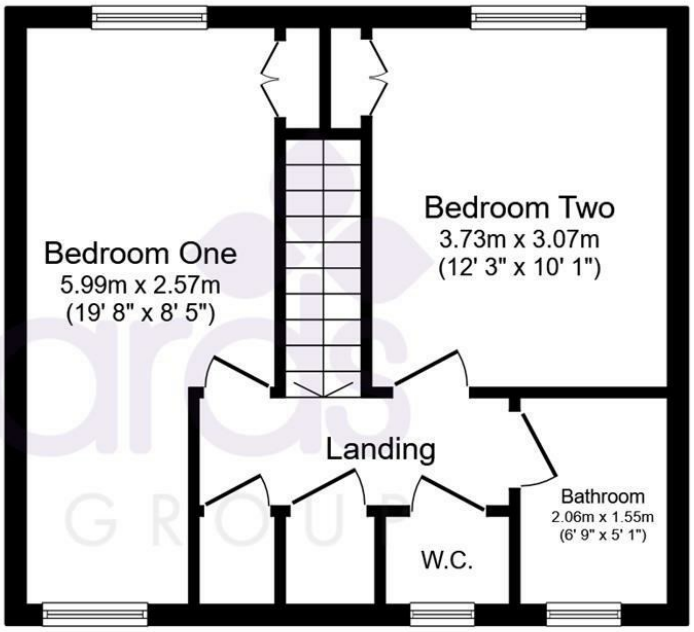




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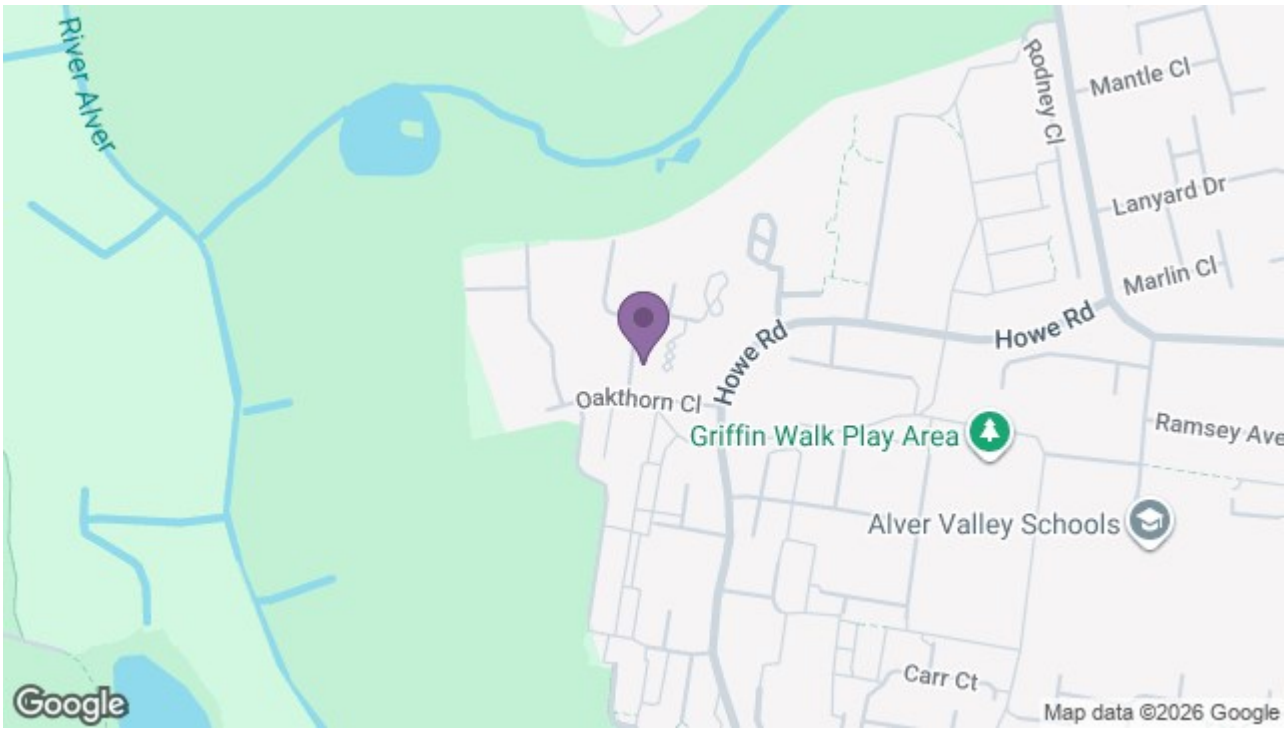
Ground Floor



First Floor

Total floor area: 78.4 sq.m. (844 sq.ft.)

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