

FOR SALE



Church Road, Alverstoke
Starting Bid £295,000


MARTIN&CO

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- Offered for sale by the Method of Modern Auction (T&C's Apply)
- Sought-after village location of Alverstoke
- Charming two-bedroom cottage full of character
- Spacious lounge with feature fireplace
- Generous kitchen/breakfast room

Nestled in the heart of the highly sought-after Alverstoke Village, this charming two-bedroom cottage offers character, versatility, and an enviable location overlooking St Mary's Church.

Offered with no forward chain, the property is ideal for those seeking a village lifestyle within easy reach of local amenities and the waterfront. Offered for sale by the Method of Modern Auction (T&C's Apply)

The accommodation begins with an entrance hall leading into a welcoming lounge featuring a character fireplace and views to the front aspect. Beyond, the spacious kitchen/breakfast room is fitted with a range of units and enjoys direct access to the rear garden through French doors, creating an ideal space for everyday living and entertaining.

A particular feature of the home is the useful



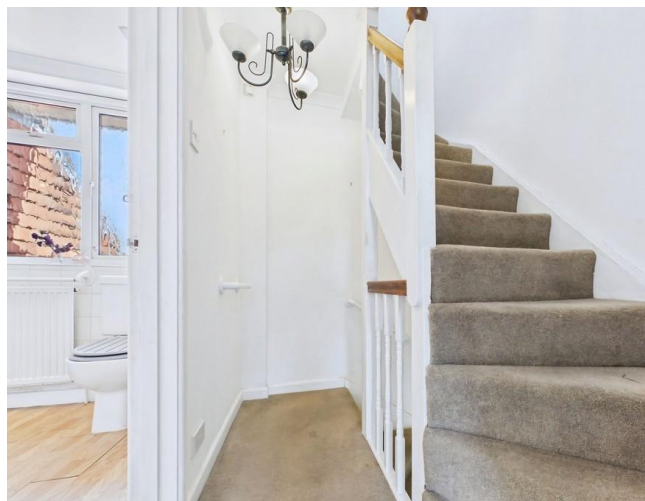
basement/cellar, providing additional flexible space with exposed beams, built-in storage, and ample room for a variety of uses.

The first floor comprises a generous double bedroom with attractive views towards St Mary's Church, alongside a well-appointed family bathroom complete with a corner bath and shower over. A further staircase leads to the second floor, where a second double bedroom enjoys elevated village views and useful built-in storage.

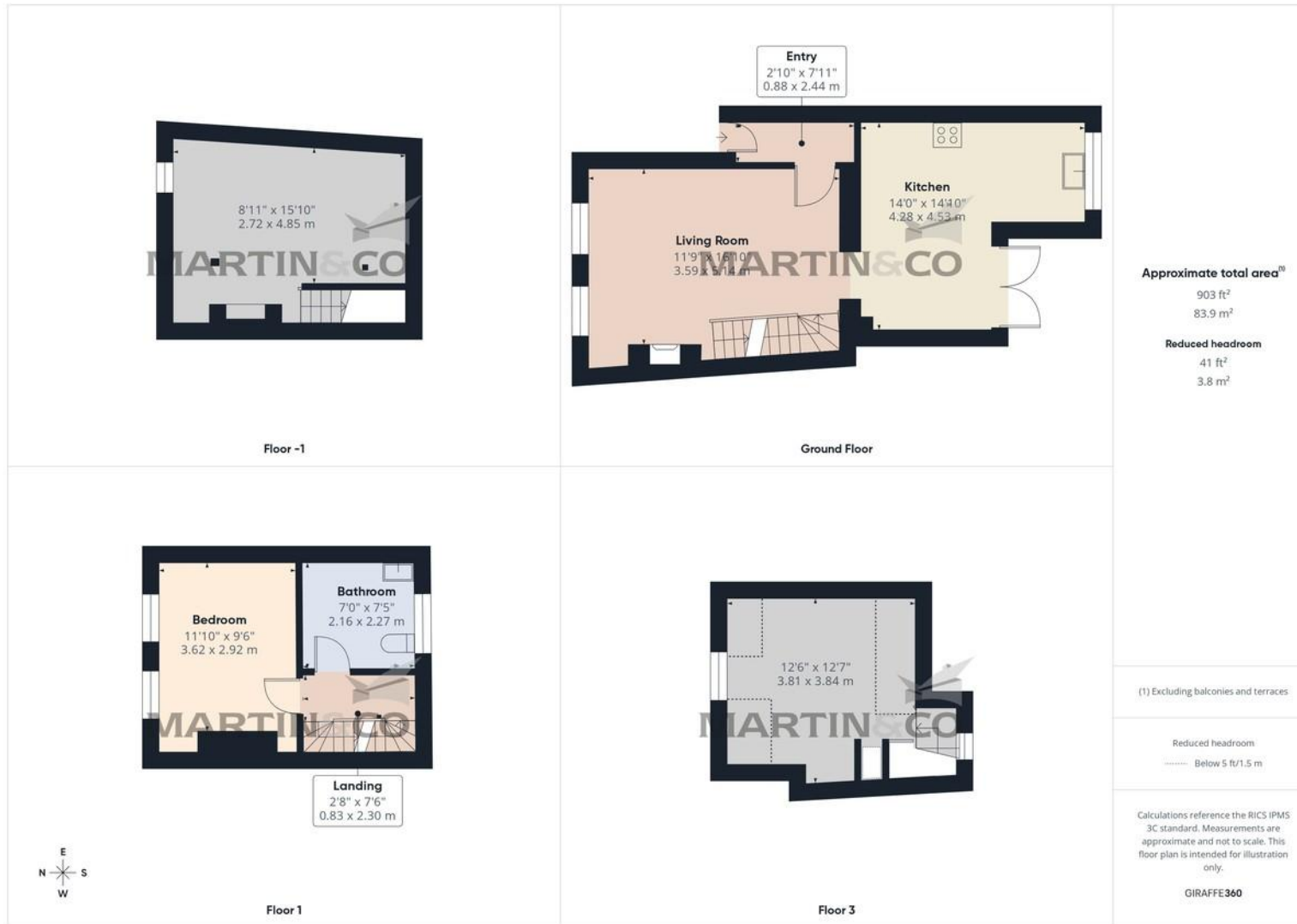
Externally, the property benefits from a sunny rear garden with a raised patio area, lawn, mature flower borders, and a garden shed. A brick-paved side area with wrought iron gate provides additional outdoor space and access.

Combining period charm with practical accommodation, this delightful cottage occupies a prime village setting and presents an excellent opportunity for a range of buyers.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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