

GUIDE PRICE

£275,000 - £290,000

Moat Walk

Gomer, Gosport, Hampshire, PO12 2SP

A beautifully presented two-bedroom home set on an extended plot, ideally located within close proximity to the beach and within the sought-after Bay House catchment area. The property has been meticulously maintained and underwent a significant refurbishment in 2019, with further upgrades made since. The accommodation features a modern kitchen with granite worktops, a recently installed bathroom suite (2024), and a converted garage with an electric roller door. Externally, the home benefits from a landscaped low-maintenance garden, modern cladding to both front and rear, and an extended driveway complete with an electric vehicle charging point. This is an excellent opportunity to acquire a well-finished home in a desirable location, offering both comfort and practicality.





Entrance Porch

Lounge - 14'3" (4.34m) x 14'1" (4.29m)

Kitchen - 14'4" (4.37m) x 10'2" (3.1m)

Stairs & Landing

Bedroom 1 - 14'2" (4.32m) x 10'9" (3.28m)

Bedroom 2 - 10'3" (3.12m) Plus Recess x 7'8" (2.34m)

Bathroom

Rear Garden

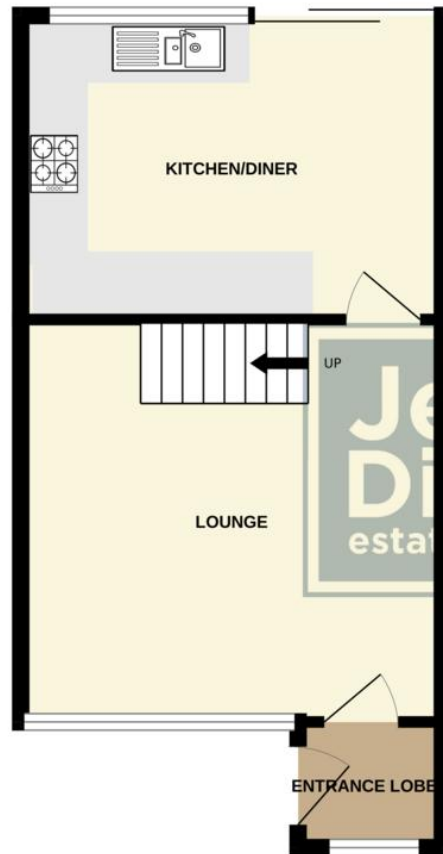
Garage - 15'8" (4.78m) x 7'8" (2.34m)

This lovely home offers opportunity to extend if required however it requires no immediate work as it was extensively refurbished by the current owners in 2019 including:

- > complete roof renovation with new rafters, guttering system and insulation
- > modern cladding fitted 180 degrees to the property and exterior decoration
- > double glazed porch.
- > replacement flat roof and guttering to porch and garage.
- > New bathroom fitted and tiled throughout
- > All interior carpets changed and interior doors replaced with solid oak ones.
- > New staircase
- > New electric marble fireplace in living room
- > New fitted kitchen with integral appliances, granite worktops and Karndean flooring.
- > Harvey's water softener unit fitted in 2020 (still under guarantee)
- > Garage fully converted throughout and brick pointed externally, power, lighting and electric doors.
- > Complete landscaping of gardens with new 20 meter fence line, white Italian porcelain tiles and an outbuilding for extra storage
- New electric box to accommodate extra wiring to the house and garage in 2020



GROUND FLOOR



1ST FLOOR

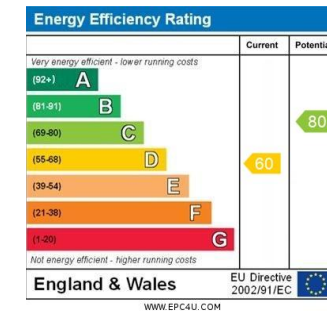


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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