

Broadsands Walk, Gomer,  
Gosport, Hampshire, PO12 2TQ

£255,000



Middle Terraced House  
Lounge  
First Floor Bathroom  
Gas Central Heating

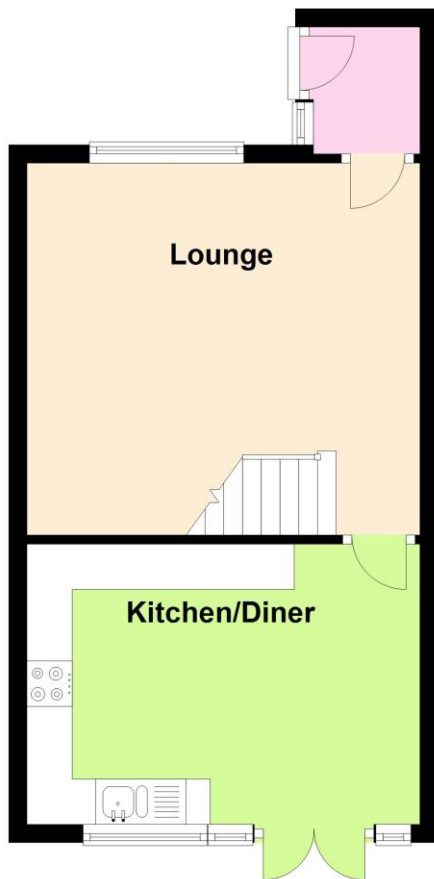
Two Bedrooms  
Newly Fitted Kitchen / Dining Room  
PVCu Double Glazing  
Located Near To Stokes Bay & Stanley Park

**023 9258 5588**

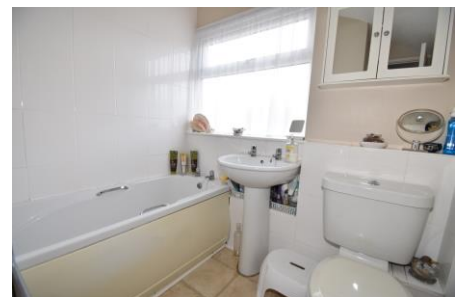
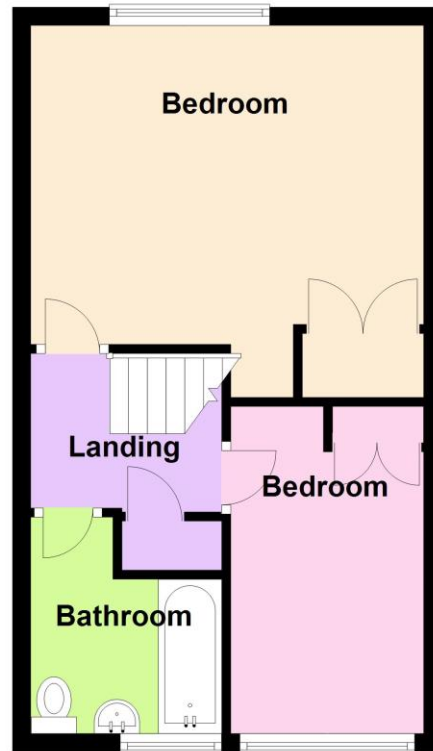
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## Ground Floor

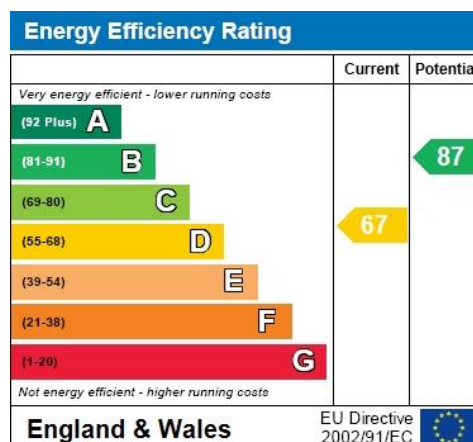


## First Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, polycarbonate roof, ceramic tiled floor, Georgian style glazed door to:
Lounge	14'3" (4.34m) x 13'3" (4.04m) PVCu double glazed window, radiator, stairs to first floor.
Kitchen / Dining Room	14'2" (4.32m) x 10'1" (3.07m) Modern kitchen fitted in the last few years with 1 1 / 2 bowl stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring induction hob with extractor canopy over, integrated fridge/freezer, plumbing for washing machine, pull out larder unit, wall standing radiator, PVCu double glazed window and door to garden, pelmet lighting.
<b>ON THE 1ST FLOOR</b>	
Landing	Airing cupboard with gas central heating boiler.
Bedroom 1	14'2" (4.32m) x 10'2" (3.1m) PVCu double glazed window, radiator, built in cupboards.
Bedroom 2	10'3" (3.12m) x 7'0" (2.13m) PVCu double glazed window, radiator, built in cupboards.
Bathroom	White suite of panelled bath with Aquatronic shower over, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, laminate flooring.
<b>OUTSIDE</b>	
Front Garden	Laid to shingle with paved path.
Rear Garden	Crazy paved for low maintenance, rear pedestrian gate, plastic shed to remain.
Tenure	Freehold.
Council Tax	Band B.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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 your legal representative to confirm this information before exchanging contracts.