

Gale Moor Avenue, Gomer,  
Gosport, Hampshire, PO12 2SJ

£325,000



Middle Terraced House  
Three Good Size Bedrooms  
Separate Dining Area  
Ground Floor W.C & First Floor Bathroom  
Catchment Area For Gomer School

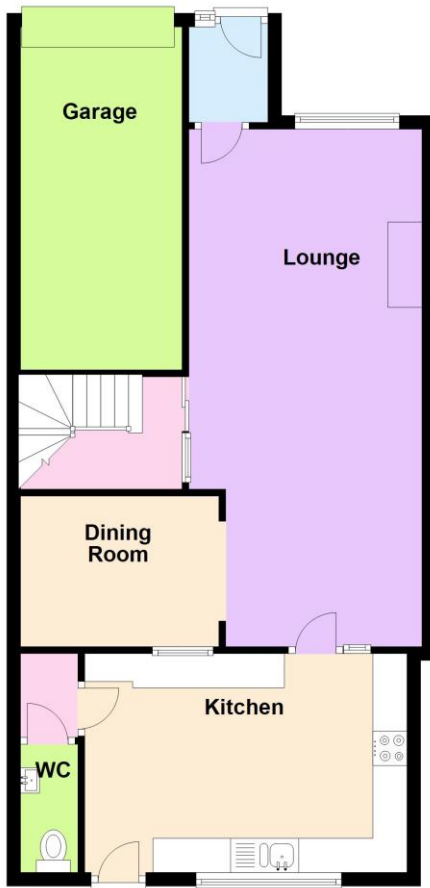
Extended Accommodation  
Spacious Lounge  
Good Size Kitchen  
Driveway & Garage  
Stokes Bay & Stanley Park Nearby

**023 9258 5588**

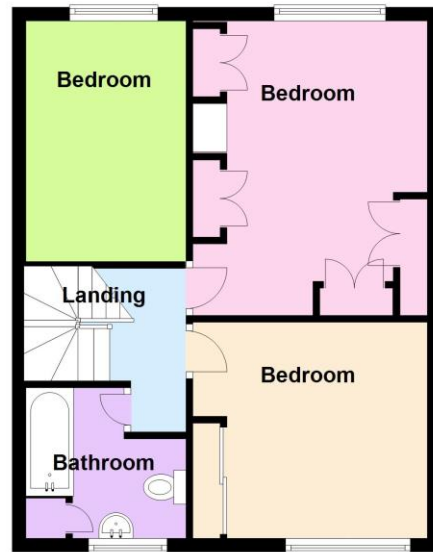
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**Ground Floor**

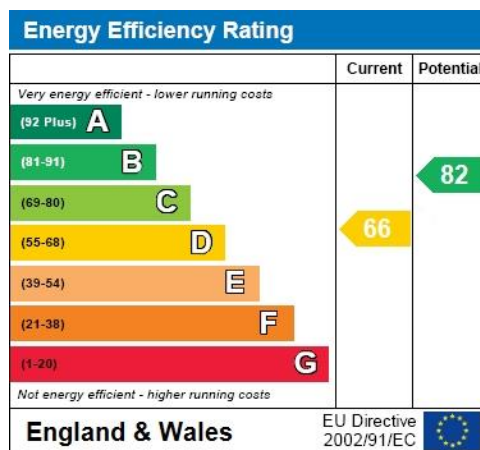


**First Floor**



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**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 window and composite door, laminate flooring, glazed inner door to:
Lounge	24'3" (7.39m) x 11'3" (3.43m) PVCu double glazed window, double radiator, laminate flooring, coved ceiling, archway to:
Dining Room	9'7" (2.92m) x 7'4" (2.24m) Radiator, coved ceiling, laminate flooring.
Kitchen	14'2" (4.32m) x 10'6" (3.2m) 1 1/2 bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in double oven, electric hob with cooker extractor canopy above, plumbing for dishwasher and washing machine, recess for fridge and freezer, radiator, ceramic tiled floor, PVCu double glazed window and door to garden.
Inner Lobby	
Cloakroom off	With W.C., hand basin, tiled splashbacks, PVCu double glazed window.
Inner Hallway	With understairs cupboard, laminate flooring, stairs to first floor.
ON THE 1ST FLOOR LANDING	Access to loft space with pull down loft ladder.
Bedroom 1	13'11" (4.24m) x 9'1" (2.77m) To Wardrobe Range of fitted bedroom furniture with wardrobes, chest of drawers, radiator.
Bedroom 2	11'3" (3.43m) x 10'4" (3.15m) PVCu double glazed window, radiator, built in double cupboard part of which houses gas central heating boiler.
Bedroom 3	11'3" (3.43m) x 7'5" (2.26m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath with Triton shower over bath, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled splashbacks, airing cupboard,
OUTSIDE	
Front Garden	With parking for 2 cars.
Integral Garage	16'2" (4.93m) x 7'4" (2.24m) With 2 metal opening doors, power and light.
Rear Garden	With paved patio and borders, artificial grass, further patio area, timber shed, rear pedestrian gate.
Tenure	Freehold.
Council Tax	Band C.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

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.