

Birchmore Close, Bridgemary,  
Gosport, Hampshire, PO13 0NP

£280,000



Terraced House

Three / Four Bedrooms

Kitchen / Dining Room

Gas Central Heating

No Forward Chain

Extended House

Lounge

Ground Floor Bedroom 4 With Wet Room  
Off

Rear Garden Of Sunny Aspect With Rear  
Service Road

**023 9258 5588**

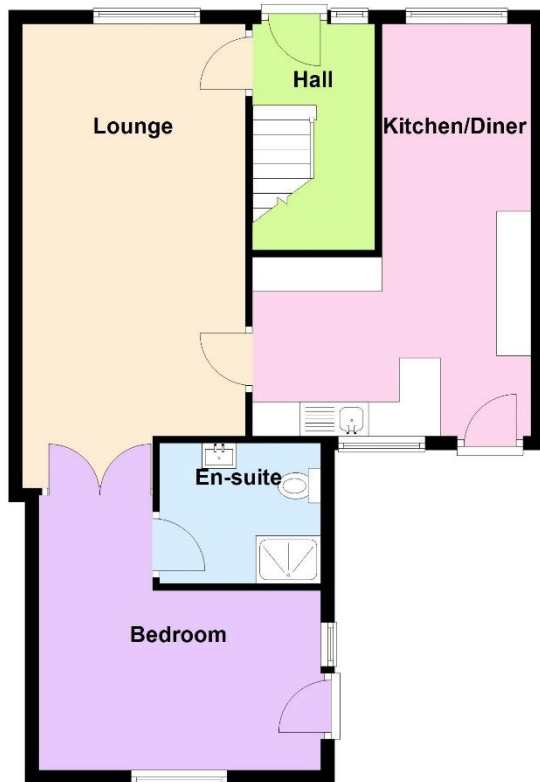
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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

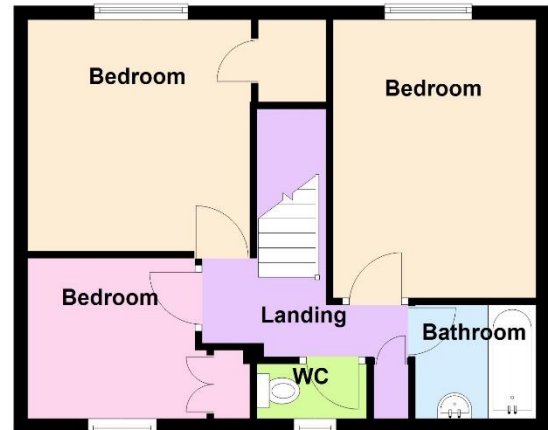
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**Ground Floor**



**First Floor**



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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Glazed front door, meter cupboard, stairs to first floor.
Lounge	14'5" (4.39m) x 10'11" (3.33m) Georgian style glazed bow window, fireplace with adjoining plinth.
Additional Lounge Area	10'10" (3.3m) x 4'10" (1.47m) Glazed double doors to:
Bedroom 4	13'5" (4.09m) x 8'7" (2.62m) Plus Recess PVCu double glazed window and door to garden, radiator.
Wet Room	9'0" (2.74m) x 6'6" (1.98m) Creda electric shower, hand basin, low level W.C., tiled splashbacks, access to loft space.
Kitchen / Dining Room	19'6" (5.94m) x 13'3" (4.04m) narrowing to 7'1" (2.16 m) L shaped, Single drainer stainless steel sink unit, space for fridge and freezer, plumbing for washing machine, PVCu double glazed window, stable door to garden, beamed ceiling, radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space, shelved cupboard.
Bedroom 1	13'4" (4.06m) x 10'1" (3.07m) PVCu double glazed window, radiator.
Bedroom 2	11'1" (3.38m) x 11'0" (3.35m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	7'8" (2.34m) x 8'5" (2.57m) To Cupboard, PVCu double glazed window, built in double cupboard.
Bathroom	White suite of panelled bath, pedestal hand basin, tiled splashbacks.
Separate W.C.	With W.C.
OUTSIDE	
Front Garden	With concrete path, borders, laid to gravel.
Rear Garden	With path and ramp to bedroom, flower and shrub borders, rear service road.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.