

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

£270,000



Middle Terraced House In Popular
Residential Location

Lounge

Double Glazed Conservatory

Long Rear Garden

Garage

Two Bedrooms

Newly Fitted Kitchen

First Floor Bathroom With White Suite

PVCu Double Glazing & Gas Central
Heating

Located Near To Stanley Park & Stokes
Bay

023 9258 5588

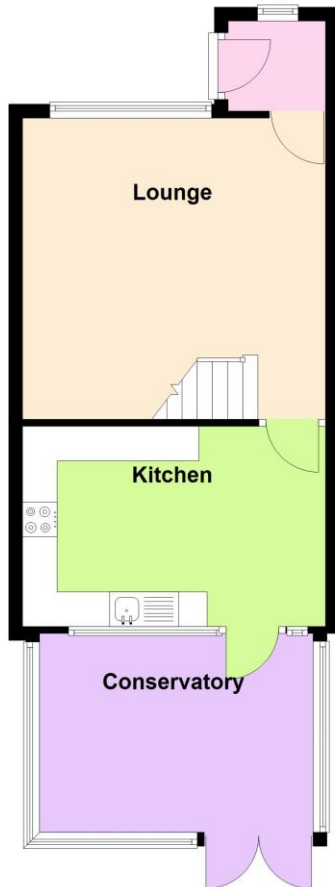
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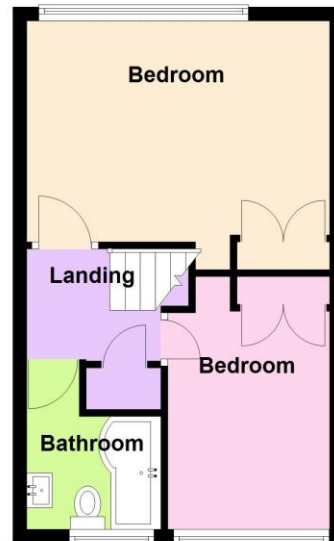
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Ground Floor

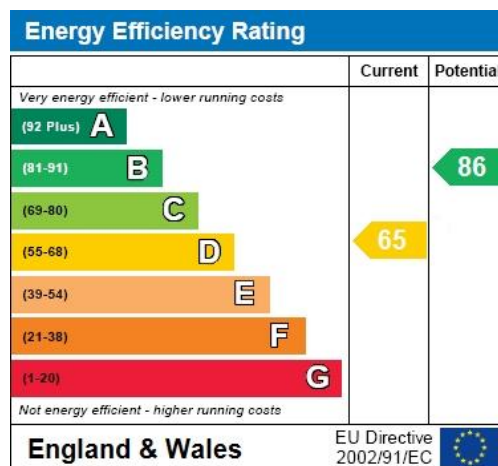


First Floor



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

Porch	PVCu double glazed front door and window, laminate flooring, glazed door to:
Lounge	14'4" (4.37m) x 14'3" (4.34m) PVCu double glazed window, stairs to first floor with spindled balustrade, 2 radiators, fire surround.
Kitchen	14'4" (4.37m) x 9'1" (2.77m) Modern fitted kitchen with 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, PVCu double glazed windows, French doors to conservatory, radiator, tiled splashbacks.
Conservatory	13'2" (4.01m) x 9'8" (2.95m) Double radiator, glass roof, PVCu double glazed windows and French doors to garden.
ON THE 1ST FLOOR	
Landing	Airing cupboard with wall mounted gas central heating boiler.
Bedroom 1	14'5" (4.39m) x 10'6" (3.2m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	10'5" (3.18m) x 7'8" (2.34m) PVCu double glazed window, radiator, built in double cupboard.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, low level W.C., vanity hand basin, chrome heated towel rail, aqua panel splashbacks, PVCu double glazed window.
OUTSIDE	
Front Garden	With lawn and paved path.
Rear Garden	Long rear garden divided up into several sections with lawn and raised flower beds, steps up to decking area with lawn and plastic shed, timber side pedestrian gate. Further steps to patio areas.
Garage	15'11" (4.85m) x 8'0" (2.44m) Located in block, with personal door to garden.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.