

Broadsands Drive, Gomer,
Gosport, Hampshire, PO12 2TJ

£269,995



End Of Terraced Town House

Spacious Lounge

Ground Floor Utility Room

Driveway & Garage

Located For Gomer Infant and Juniors &
Bay House School Catchment

Three Bedrooms

Kitchen / Breakfast Room

Low Maintenance Rear Garden

Gas Central Heating

Near To Stanley Park & Stokes Bay

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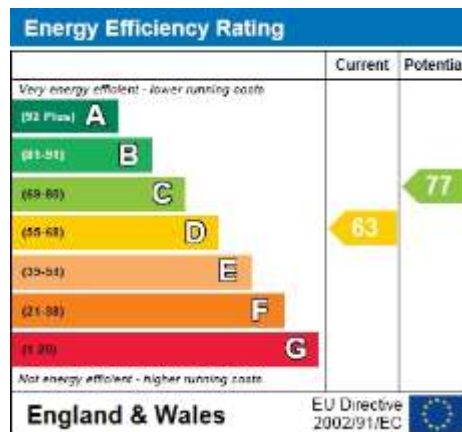
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Entrance Hall	PVCu double glazed front door, radiator, stairs to first floor, understairs cupboard, door to garage.
Utility Room	14'6" (4.42m) x 7'9" (2.36m) Stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, space for dryer, wall mounted Bosch gas central heating boiler, PVCu double glazed window and door to garden, radiator.
ON THE 1ST FLOOR	
Lounge	16'9" (5.11m) x 10'11" (3.33m) widening to 14'5" (4.39m), PVCu double glazed window and door with balustrade across, radiator, coved ceiling, stairs to first floor.
Kitchen / Breakfast Room	14'5" (4.39m) x 7'9" (2.36m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, 4 ring gas hob with cooker extractor canopy over, PVCu double glazed window, radiator, space for fridge/freezer.
ON THE 2ND FLOOR	
Landing	With skylight window.
Bedroom 1	11'2" (3.4m) To Wardrobe x 9'11" (3.02m) PVCu double glazed window, radiator, built in wardrobes.
Bedroom 2	10'8" (3.25m) x 0" (0m) 6'0" (1.83m) to cupboards widening to 8'1" (2.46m) into cupboards. PVCu double glazed window, radiator, base cupboards with sliding doors, shelving unit above with pull down blinds.
Bedroom 3	8'0" (2.44m) x 6'1" (1.85m) PVCu double glazed window, radiator.
Shower Room	8'1" (2.46m) x 4'11" (1.5m) Shower cubicle with Triton shower over, vanity hand basin, low level W.C. with concealed cistern, tiled splashbacks, radiator, Velux window.
OUTSIDE	
Front Garden	With block paved hardstanding for cars.
Rear Garden	With patio, artificial grass, side pedestrian gate, outside water tap.
Garage	16'9" (5.11m) x 8'3" (2.51m) Roller door, power and light.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.