

Nobes Avenue, Bridgemary,  
Gosport, Hampshire, PO13 0HS

£235,000



Semi Detached House  
Two Reception Rooms  
PVCu Double Glazing  
Repair & Updating Required

Three Bedrooms  
First Floor Bathroom & Separate W.C.  
Off Road Parking  
No Forward Chain

**023 9258 5588**

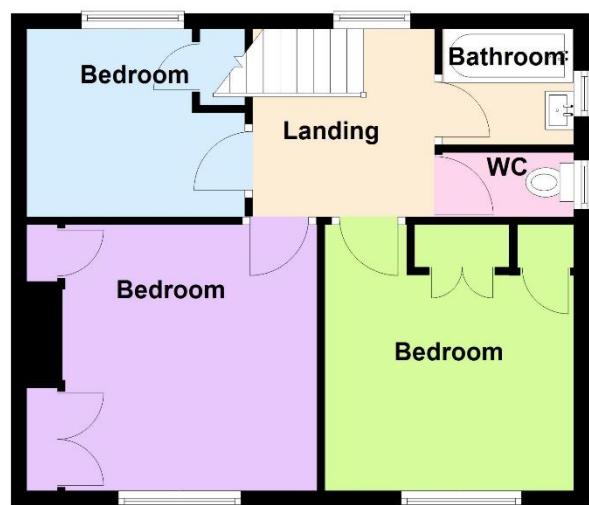
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**Ground Floor**



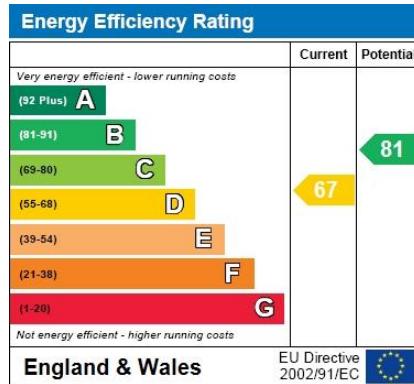
**First Floor**



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

Entrance Hall	PVCu double glazed front door, radiator, understairs recess with meter cupboard.
Lounge	13'6" (4.11m) x 11'11" (3.63m) PVCu double glazed window, tiled fireplace, radiator, picture rail.
Dining Room	11'0" (3.35m) x 9'6" (2.9m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	11'2" (3.4m) x 9'11" (3.02m) Single drainer sink unit, cupboards, larder cupboard, PVCu double glazed window, door to sideway, wall mounted gas central heating boiler.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, PVCu double glazed window, coved ceiling.
Bedroom 1	11'7" (3.53m) x 10'9" (3.28m) To Cupboards, PVCu double glazed window, double and single cupboard, radiator.
Bedroom 2	11'9" (3.58m) Max x 10'7" (3.23m) PVCu double glazed window, radiator, built in cupboards.
Bedroom 3	9'3" (2.82m) Into Recess x 7'11" (2.41m) PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Bathroom	Bath, hand basin, PVCu double glazed window.
Separate W.C	W.C., PVCu double glazed window.
<b>OUTSIDE</b>	
Front Garden	Drive, lawn, side pedestrian access to:
Rear Garden	Lawn, patio and flower borders, outside store sheds.
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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.