

**A very well presented and inviting family home in a popular location benefitting from delightful enclosed rear garden, kitchen, spacious lounge, three good size bedrooms, integral garage and driveway**

**The Accommodation Comprises:-**

**Entrance Hall:-**

Wooden front door with windows to the side, quarry tiled floor covering, doors to side passage and inner hall.

**Side Passage:-**

Tiled flooring, UPVC door to rear garden.

**Inner Hall:-**

Stairs to first floor with storage cupboard under, tiled floor, doors to kitchen and lounge.

**Kitchen/ Breakfast Room:- 12' 3" x 7' 7" (3.73m x 2.31m)**

Fitted with a range of wall and base units with granite work top surfaces and tiled surrounds, electric 'Neff' double oven, four ring gas hob with extractor hood over, inset sink and drainer, plumbing for washing machine and dishwasher, recess for fridge/freezer, radiator, tiled floor, double glazed window to front elevation.

**Lounge:- 13' 10" x 13' 9" (4.21m x 4.19m)**

Glazed double doors from hallway, tiled floor, radiator, electric fireplace, double glazed window and doors to conservatory.

**Conservatory:- 11' 6" x 9' 9" (3.50m x 2.97m)**

Brick base with double glazed windows and French doors to rear garden, glass roof, tiled floor.

**First Floor Landing:-**

Original floorboards, airing cupboard.

**Bedroom One:- 12' 10" x 11' 11" (3.91m x 3.63m)**

Full height UPVC double glazed window and door to front elevation, original floorboards, radiator.

**Bedroom Two:- 14' 1" x 10' 6" (4.29m x 3.20m)**

UPVC double glazed window, fitted carpet, radiator.

**Bedroom Three:- 13' 7" x 6' 2" (4.14m x 1.88m)**

UPVC double glazed window, fitted carpet, radiator.

**Bathroom:- 7' 6" x 4' 10" (2.28m x 1.47m)**

P-shaped 'Jacuzzi' bath with electric shower over and fully tiled walls, pedestal wash hand basin, extractor vent, heated towel rail, tiled flooring, revolving storage unit to remain.

**Separate W.C:- 5' 0" x 2' 8" (1.52m x 0.81m)**

Low level W.C with enclosed cistern and wash hand basin with fully tiled walls, tiled floor, uPVC double glazed window.

**Outside:-**

To the Front: Front garden with shrub borders enclosed by low picket fence and gates, wooden shed to remain, block paved driveway leading to attached garage. Rear Garden: Enclosed by fencing, a very well-maintained garden comprising lawn with established flower and shrub borders, patio area with shed to remain, enclosed compost area.

**Garage**

Wooden double doors, power, light, wall mounted 'Potterton' combination boiler.

**General Information:-**

Construction - Traditional

Water Supply - Mains

Electric Supply - Mains

Sewerage - Mains sewerage

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£299,995

Gale Moor Avenue, Gomer, Gosport, PO12 2SG

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)