DIMON
Estate Agents

Gale Moor Avenue, Gomer, Gosport, Hampshire, PO12 2TW

£275,000





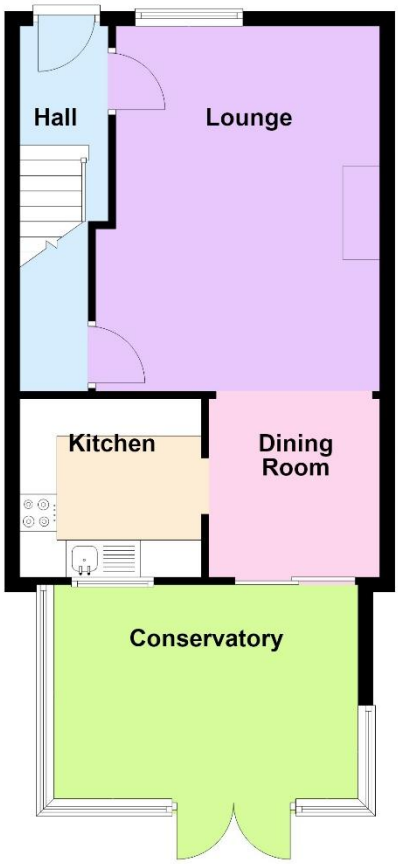



- Middle Terraced House
- Lounge & Separate Dining Area
- First Floor Shower Room
- Garage In Block Nearby
- Bay House School Catchment
- Three Bedrooms
- Double Glazed Conservatory
- Gas Central Heating
- Views To The Rear Over Playing Field

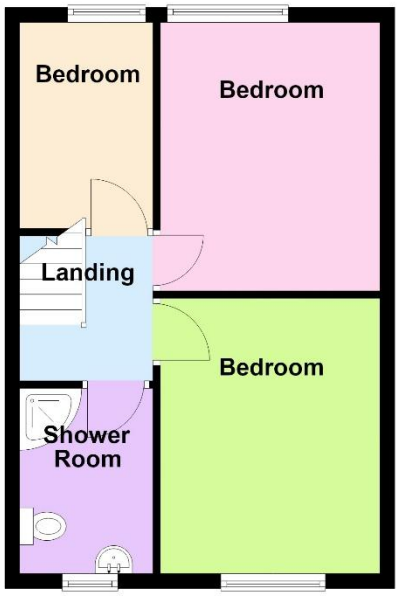
023 9258 5588

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Email: office@dimon-estate-agents.co.uk

Ground Floor



First Floor







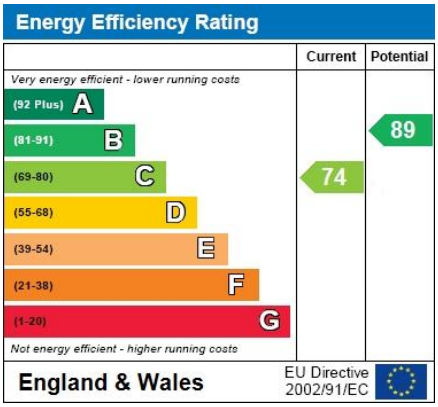


SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Composite front door, radiator and stairs to first floor.
Lounge	15'7" (4.75m) x 12'10" (3.91m) Narrowing to 11` 7" (3.53m), PVCu double glazed window, radiator, understairs cupboard, laminate flooring and coved ceiling, fireplace with marble style insets and hearth and electric fire, archway to:
Dining Area	7'11" (2.41m) x 7'5" (2.26m) PVCu double glazed patio door to conservatory, laminate flooring, archway to:
Kitchen	8'0" (2.44m) x 7'10" (2.39m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor above, plumbing for washing machine and plumbing for dishwasher, space for fridge, integrated freezer, tiled splashbacks, ceramic tiled floor and coved ceiling.
Conservatory	13'6" (4.11m) x 9'5" (2.87m) Wall mounted Worcester gas central heating boiler, laminate flooring, PVCu double glazing windows, french doors to garden and radiator.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'10" (3.61m) x 9'10" (3m) PVCu double glazed windows, radiator and coved ceiling.
Bedroom 2	12'1" (3.68m) x 9'7" (2.92m) PVCu double glazed window, radiator, coved ceiling and views over playing field.
Bedroom 3	8'11" (2.72m) Max x 5'9" (1.75m) PVCu double glazed window, radiator, coved ceiling, over stairs shelf unit.
Bathroom	7'10" (2.39m) x 5'11" (1.8m) Shower cubicle with Mira shower, low level W.C, pedestal hand basin, PVCu double glazed window, radiator, ceramic tiled floor and tiled walls.
OUTSIDE	
Front Garden	With paved path, lawn and flower borders.
Rear Garden	Paved patio, lawn, plastic shed to remain and rear pedestrian gate.
Garage	Located in block nearby.
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.