



GUIDE PRICE

£322,500 - £335,000

31 Moat Drive

Gosport, PO12 2SR

PROPERTY SUMMARY

*** Guide Price £322,500 - £335,000 *** An attractive three-bedroom family home located on the highly regarded Gomer Estate, offering convenient access to the seafront and the well-respected Bay House School. The property has been extended to provide an impressive open-plan living environment, seamlessly combining a family area with a kitchen and dining space. This superb area is enhanced by bi-fold doors and a skylight, creating a bright and welcoming setting ideal for modern family living and entertaining.





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The accommodation further comprises a separate living room, contemporary bathroom and three well-proportioned bedrooms. Outside, the property benefits from off-road parking for two cars and a garage.

To arrange your viewing, please contact the Gosport Jeffries & Dibbens team. Phone lines are open until 8pm.

Entrance Porch

Lounge 5.11m x 3.23m (16' 9" x 10' 7")

Kitchen/Diner 5.78m x 2.69m (18' 12" x 8' 10")

Family Room 3.04m x 5.91m (9' 12" x 6' 3")

Stairs & Landing

Bedroom One 4.44m x 3.24m (14' 7" x 10' 8")

Bedroom Two 3.51m x 3.22m (11' 6" x 10' 7")

Bedroom Three 3.42m x 2.53m (11' 3" x 8' 4")

Bathroom

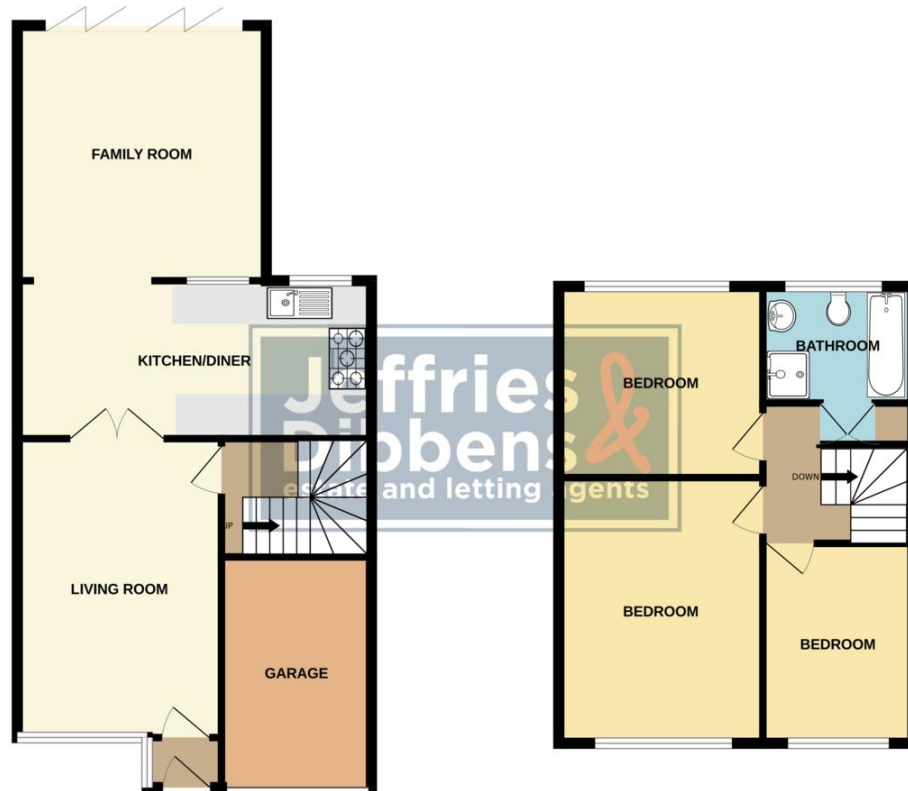
Driveway parking for two cars

Garage

Agents Note Freehold Council Tax Band C

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk