

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

£264,000



Middle Terraced House

Lounge / Dining Room

Electric Heating

Conveniently Located For Stanley Park &
Stokes Bay

No Forward Chain

Three Bedrooms

First Floor Bathroom

Garage

Local Schools Nearby

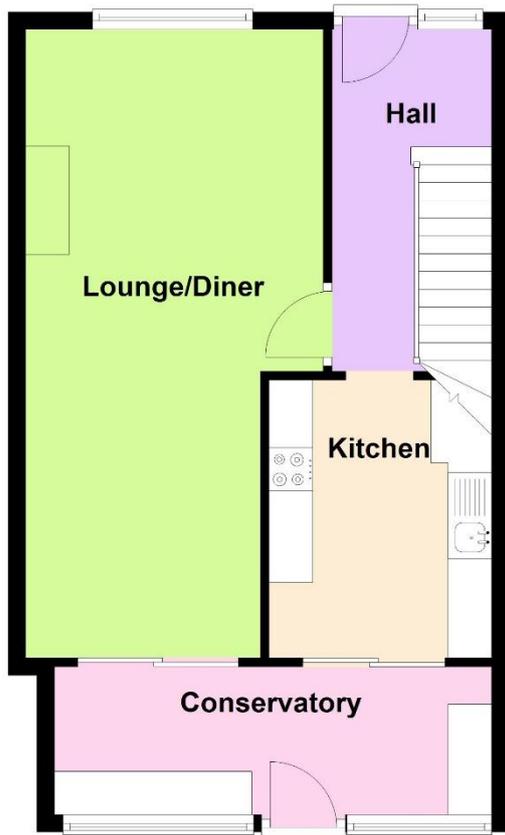
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

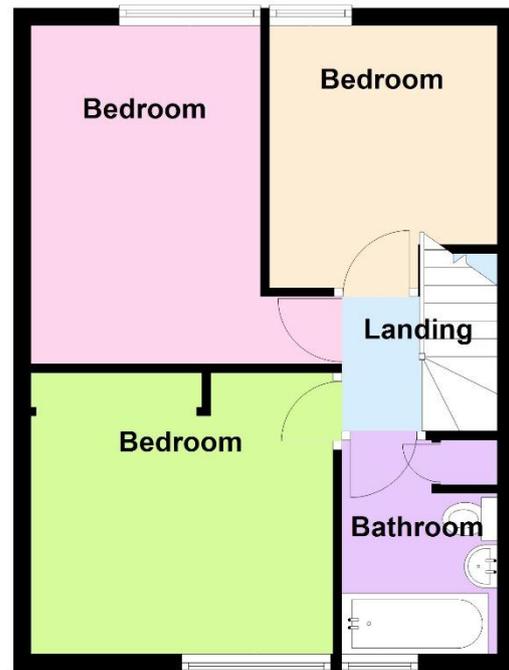
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Ground Floor

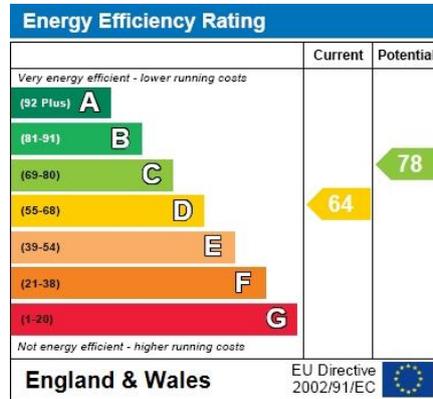


First Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Aluminium double glazed door and window, storage heater, understairs cupboard, stairs to first floor.
Lounge / Dining Room	24'1" (7.34m) x 11'1" (3.38m) narrowing to 8'9" (2.67m), Aluminium double glazed window and sliding patio door to conservatory, stone fireplace with electric fire, coved ceiling.
Kitchen	10'10" (3.3m) x 8'3" (2.51m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, space for 2 fridge/freezers, plumbing for washing machine and dishwasher, tiled splashbacks.
Conservatory	16'5" (5m) x 5'7" (1.7m) Timber construction with polycarbonate roof, glazed door to garden, base and wall cupboards, space for dryer.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'4" (3.45m) x 10'11" (3.33m) PVCu double glazed window, storage heater, built in double cupboard.
Bedroom 2	12'9" (3.89m) x 8'9" (2.67m) PVCu double glazed window, storage heater.
Bedroom 3	9'10" (3m) x 8'7" (2.62m) PVCu double glazed window, overstairs cupboard.
Bathroom	8'2" (2.49m) x 5'10" (1.78m) Panelled bath, pedestal hand basin, low level W.C., Triton shower over bath, PVCu double glazed window, wall mounted fan heater, airing cupboard, tiled splashbacks.
OUTSIDE	
Front Garden	With lawn and concrete path.
Rear Garden	Patio, flower bed, rear pedestrian gate.
Garage	Located behind the property with cantilever door.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band A.
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.