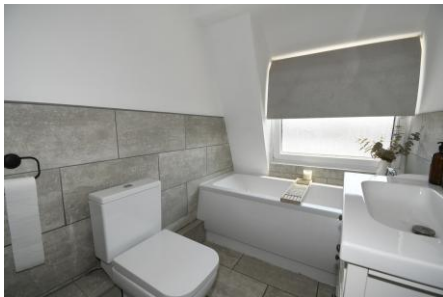


Broadsands Drive, Gomer,
Gosport, Hampshire, PO12 2SB

£325,000



A Well Presented Family Home

Three Bedrooms

Kitchen / Dining Room

Modern First Floor Bathroom

Garage With Hardstanding In Front

Semi Detached

Lounge

Conservatory

PVCu Double Glazing & Gas Central
Heating

Located Near To Stokes Bay & Stanley
Park, Bay House & Gomer School
Catchment

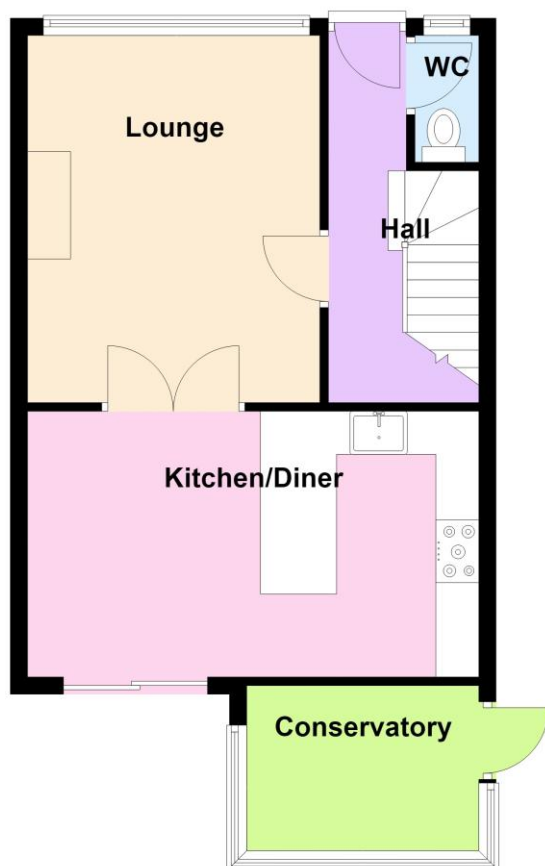
023 9258 5588

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

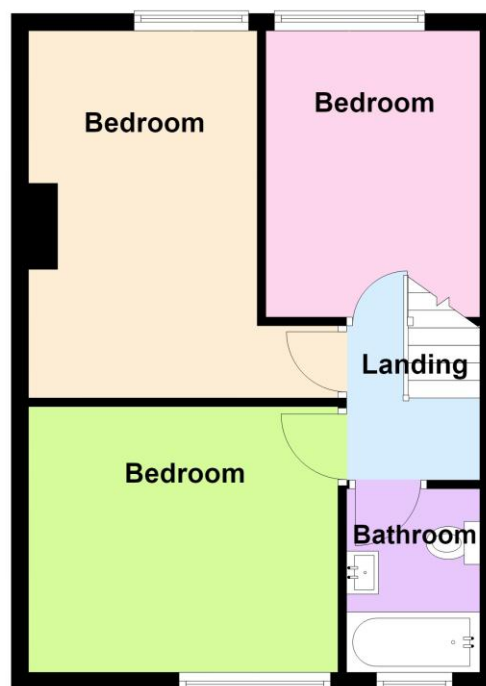
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com

Ground Floor



First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
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	PVCu double glazed front door, ½ height wall panelling, antique style radiator, understairs cupboard, stairs to first floor.
Cloakroom	Low level W.C. which incorporates hand basin, PVCu double glazed window.
Lounge	13'9" (4.19m) x 11'1" (3.38m) PVCu double glazed window, built in cupboards and shelving to side of chimney breast, oak mantle, tiled hearth with electric fire in burner style, picture rail, antique style radiator, glazed French doors to:
Kitchen / Dining Room	17'4" (5.28m) x 10'1" (3.07m) Max Butler sink, wall and base cupboards with worksurface over, gas range style master cooker to remain, integrated fridge and freezer, cupboard with Glow Worm gas central heating boiler, tall standing radiator, PVCu double glazed French doors to garden, wall panelling to dining area, laminate flooring, PVCu double glazed door to:
Conservatory	8'5" (2.57m) x 5'7" (1.7m) PVCu double glazed window and door to sideways, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	14'1" (4.29m) x 8'9" (2.67m) PVCu double glazed window, radiator, panelling to one wall.
Bedroom 2	11'9" (3.58m) x 10'8" (3.25m) PVCu double glazed window, wall panelling, radiator.
Bedroom 3	10'10" (3.3m) x 8'8" (2.64m) PVCu double glazed window, radiator built in cabin bed, overstairs cupboard.
Bathroom	Modern white suite of panelled bath, vanity hand basin, low level W.C., ceramic tiled walls and floor, PVCu double glazed window, chrome heated towel rail.
OUTSIDE	
Front Garden	Dwaft wall, lawn, paved path, side pedestrian access to:
Rear Garden	Laid to decorative pebbles, rear timber gate.
Garage	Located behind the property with parking space in front.
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>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Full Energy Performance Certificate
available upon request

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.