



GUIDE PRICE
£322,500 - £335,000
31 Moat Drive
Gomer, Gosport, PO12 2SR

PROPERTY SUMMARY

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.





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



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. Call for plans. Made with Hologram 1/2020.

LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band C

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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