

Brookers Lane, Bridgemary,
Gosport, Hampshire, PO13 0PG

£269,995



Semi Detached House

Lounge / Dining Room

Side Utility Room

Gas Central Heating

Access From Rear Service Road To
Shingled Hardstanding

Three Bedrooms

First Floor Bathroom

PVCu Double Glazing

Recently Decorated & Re-Carpeted

No Forward Chain

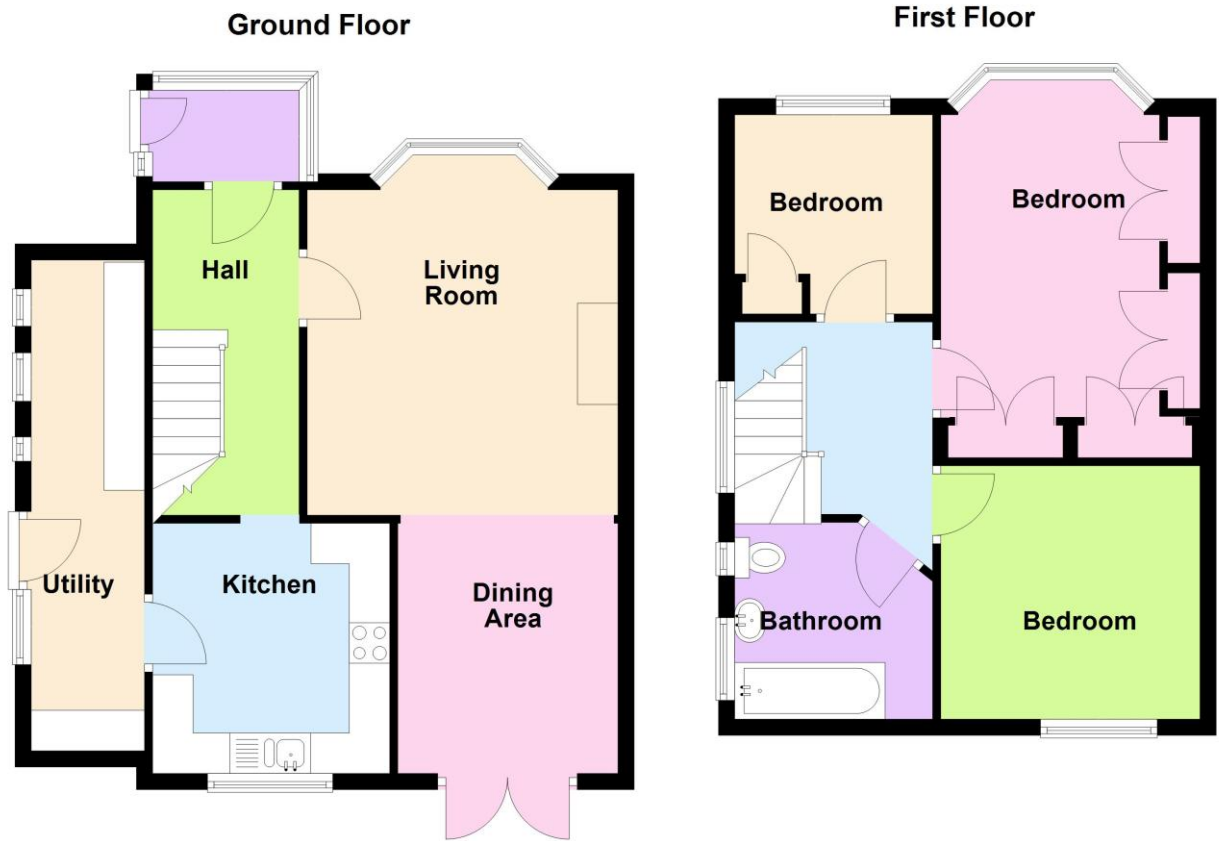
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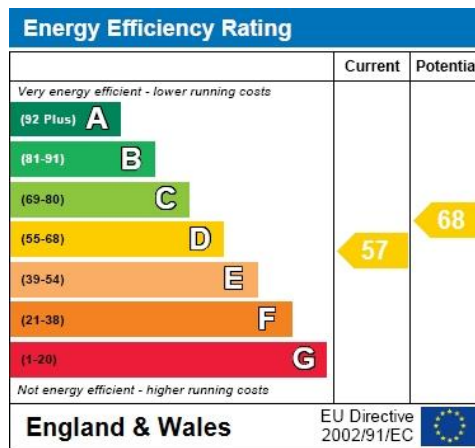
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Entrance Porch	PVCu double glazed window and door, part glazed inner door to:
Entrance Hall	Double radiator, understairs cupboard with meters, stairs to first floor with coved ceiling.
Lounge	15'3" (4.65m) Into Bay x 12'7" (3.84m) PVCu double glazed window, double radiator, archway to:
Dining Area	10'2" (3.1m) x 8'11" (2.72m) PVCu double glazed French doors to garden, laminate flooring, radiator.
Kitchen	10'1" (3.07m) x 9'7" (2.92m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for dishwasher, tiled splashbacks, PVCu double glazed window, part glazed door to:
Utility Area	19'6" (5.94m) x 4'4" (1.32m) Wall and base cupboards, PVCu double glazed window and door, laminate flooring, plumbing for washing machine.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space.
Bedroom 1	12'8" (3.86m) To Wardrobe x 8'6" (2.59m) To Wardrobe, PVCu double glazed window, built in wardrobes, radiator.
Bedroom 2	11'2" (3.4m) x 10'3" (3.12m) PVCu double glazed window, radiator.
Bedroom 3	8'4" (2.54m) x 8'1" (2.46m) PVCu double glazed window, overstairs cupboard, radiator.
Bathroom	8'0" (2.44m) x 7'4" (2.24m) Panelled bath with Triton shower over, low level W.C., pedestal hand basin, 2 PVCu double glazed windows, radiator, tiled splashbacks, shelved cupboard, ceramic tiled floor.
OUTSIDE	
Front Garden	Picket fence and iron gates, laid to gravel with inset flowers and shrubs, side pedestrian access to:
Rear Garden	Lawn, patio, service road to rear with double timber gates giving access to shingled parking space.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
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.