

A well presented, warm & inviting family home in the popular Gomer area, just a short walk from Stokes Bay seafront and a short distance to local restaurants and shops, within Bay House school and Gomer catchment and briefly comprising **FOUR BEDROOMS**, spacious lounge, enclosed rear garden & driveway.

**The Accommodation Comprises:**  
UPVC front door leading to:

**Entrance Hall**

Exposed original floorboards, stairs to first floor with storage cupboard under.

**Study/Bedroom Four 10' 10" x 8' 2" (3.30m x 2.49m)**

Exposed original floorboards, window to front elevation, built-in storage cupboards, radiator, door to:

**En Suite 8' 1" x 4' 11" (2.46m x 1.50m)**

Shower cubicle, low level, WC, wash hand basin, plumbing for washing machine, heated towel rail, exposed original floorboards.

**Sitting Room 14' 4" x 8' 2" (4.37m x 2.49m)**

Exposed original floorboards, radiator, built in storage cupboards, UPVC double glazed sliding doors to rear elevation with UPVC double glazed windows either side.

**First Floor Landing**

Door to:

**Lounge 16' 9" x 14' 5" (5.10m x 4.39m)**

Carpeted floor, UPVC double glazed sliding doors to front elevation with double glazed windows either side, two radiators, gas log burner, carpeted stairs to second floor, door to:

**Kitchen 14' 5" x 7' 9" (4.39m x 2.36m)**

Range of wall and base units with work top surfaces over, space for oven with extractor hood over, stainless steel sink unit, wall mounted gas boiler, window to rear elevation, space for table and chairs.

**Second Floor Landing**

Fitted carpet, Velux window.

**Bedroom One 12' 1" x 9' 11" (3.68m x 3.02m) plus wardrobes**

Fitted carpet, built in wardrobes and storage cupboard with shelving, radiator, UPVC double glazed window to front elevation.

**Bedroom Two 10' 7" x 7' 11" (3.22m x 2.41m)**

Fitted carpet, radiator, UPVC double glazed window to rear elevation.

**Bedroom Three 7' 10" x 6' 3" (2.39m x 1.90m)**

Fitted carpet, radiator, UPVC double glazed window to rear elevation.

**Bathroom 7' 11" x 4' 11" (2.41m x 1.50m)**

Velux window, bath with shower above, wash hand basin, low level WC, ladder style radiator.

**Outside**

To the front of the property there is a driveway. The rear garden has a patio with space for tables and chairs leading to an area laid to lawn with surrounding plants, rear access through pedestrian gate leading through to Gale Moor Avenue.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

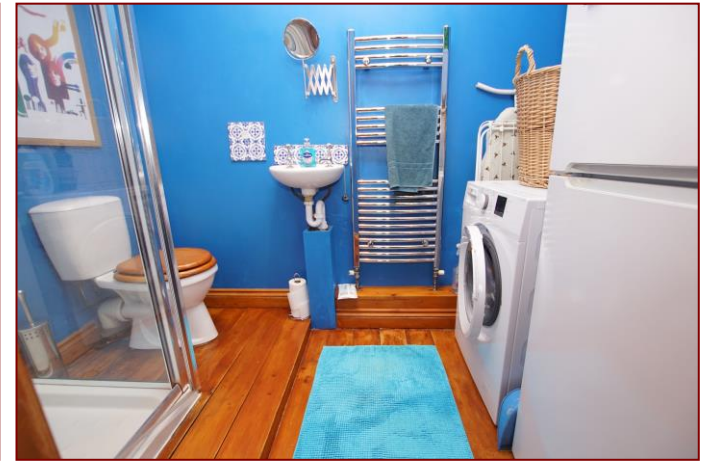
Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

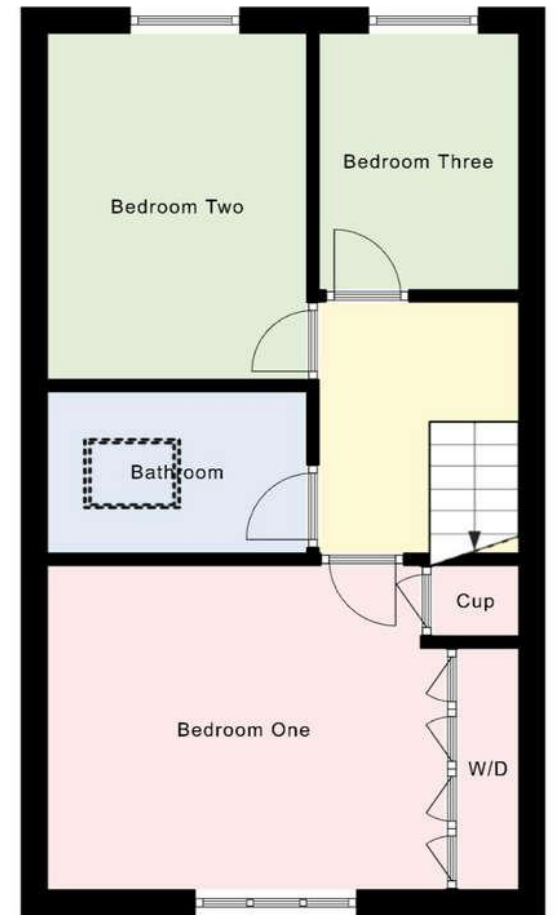
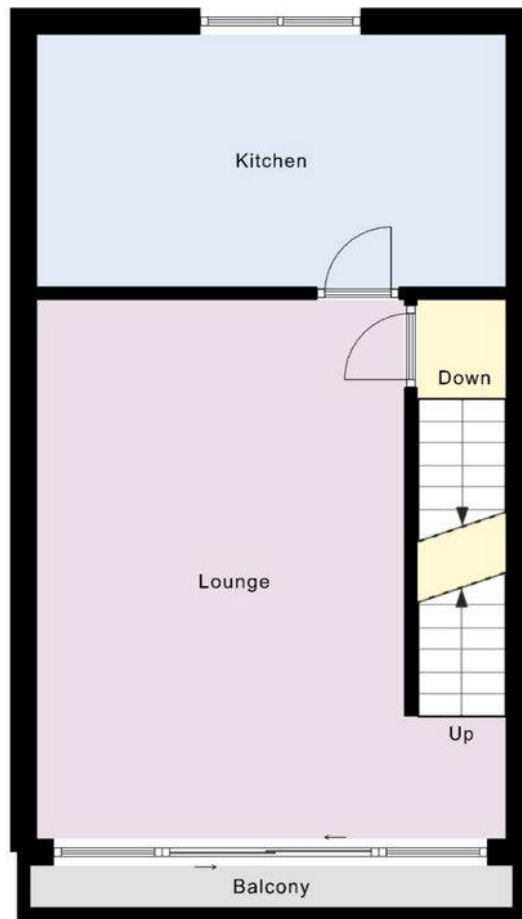
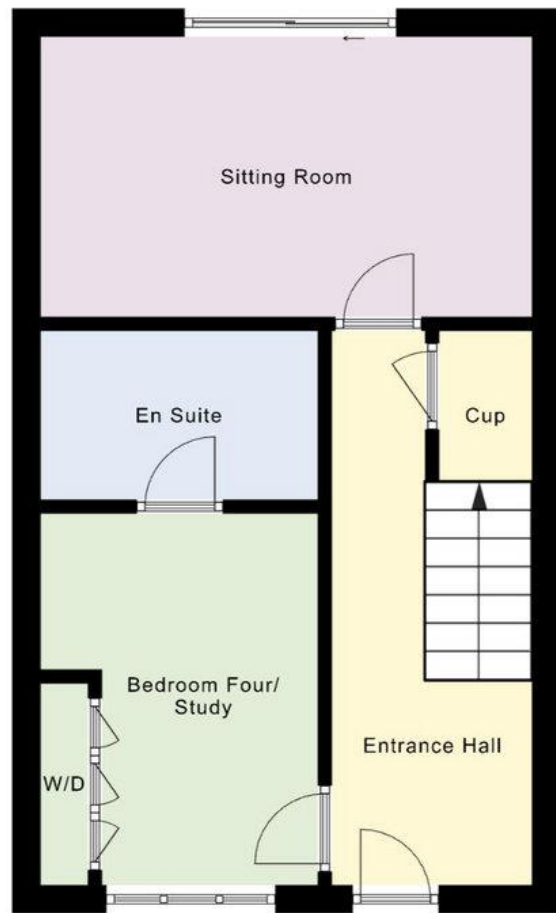
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£299,995

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\*DRAFT DETAILS\*

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