

Gale Moor Avenue, Gomer,
Gosport, Hampshire, PO12 2TB

£310,000



End Of Terraced Bungalow
Wider Frontage & Additional Side Garden
Double Glazed Conservatory
PVCu Double Glazing & Gas Central Heating
Located Near To Stokes Bay & Stanley Park

Two Bedrooms
Spacious Lounge
Driveway & Garage
Shower Room
No Forward Chain

023 9258 5588

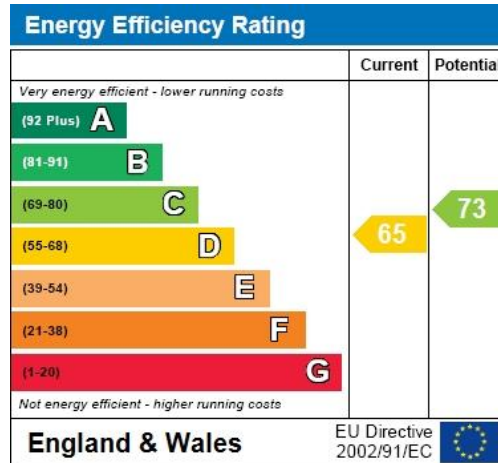
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Entrance Hall	PVCu double glazed window and front door, glazed inner door to:
Lounge	17'11" (5.46m) x 16'1" (4.9m) Stone fireplace and hearth, electric fire, PVCu double glazed window, 2 radiators, coved ceiling, glazed door to:
Inner Hallway	
Kitchen	12'6" (3.81m) x 6'7" (2.01m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, integrated fridge, small table, tiled splashbacks, laminate flooring, glazed door to:
Conservatory	14'1" (4.29m) x 7'5" (2.26m) PVCu double glazed window and patio door, radiator, plumbing for washing machine, laminate flooring.
Bedroom 1	15'5" (4.7m) x 9'10" (3m) PVCu double glazed window, double radiator.
Bedroom 2	12'7" (3.84m) x 7'4" (2.24m) PVCu double glazed window, radiator, access to loft space.
Shower Room	Shower cubicle, pedestal hand basin, low level W.C., Velux window, heated towel rail, airing cupboard with shelving, tiled splashbacks.
OUTSIDE	
Front Garden	Wider than normal front garden with lawn and paved path, tarmac hardstanding, pedestrian gate to:
Side Garden	Laid to shingle, flower borders.
Rear Garden	Of sunny aspect with patio, lawn and borders.
Integral Garage	16'6" (5.03m) x 8'1" (2.46m) Cantilever door, power and light, wall mounted gas central heating boiler, electric and gas meters.
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



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.