

Birchmore Close, Bridgemary,
Gosport, Hampshire, PO13 0NP

£310,000



End Of Terraced House

Lounge

Conservatory

Ground Floor Shower Room, First Floor
bathroom & Separate W.C

Garage

Three / Four Bedrooms

Kitchen / Dining Room

Study / Bedroom Four

Gas Central Heating

In Our Opinion, An Ideal Family Home

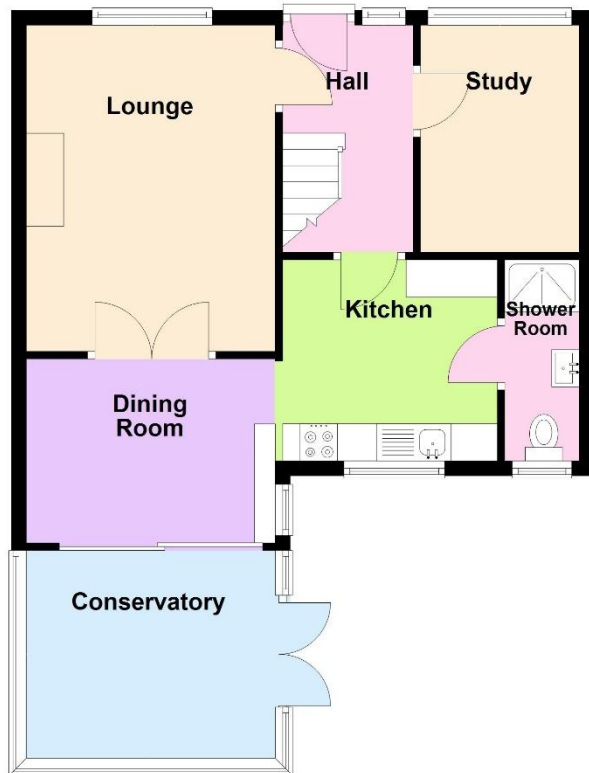
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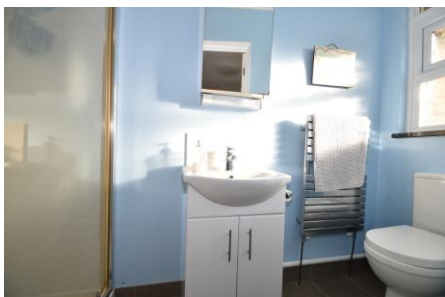
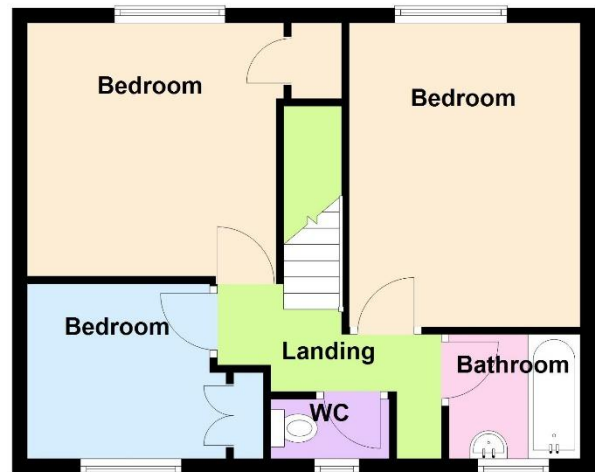
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Ground Floor



First Floor



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Entrance Hall	Composite front door with glazed panel, radiator, stairs to first floor, understairs cupboards, coved ceiling.
Bedroom 4 /Study	9'10" (3m) x 7'0" (2.13m) PVCu double glazed window, radiator, coved ceiling.
Lounge	14'4" (4.37m) x 10'11" (3.33m) PVCu double glazed window, wood burning stove, coved ceiling, glazed French doors to:
Kitchen / Dining Room	20'11" (6.38m) x 8'10" (2.69m) narrowing to 8'1" (2.46m), Cream fronted wall and base units with granite worktop over, built in oven, induction hob with cooker extractor canopy over, integrated dishwasher and washing machine, recess for fridge/freezer, PVCu double glazed bay window, PVCu double glazed sliding patio doors to conservatory, tiled splashbacks, radiator.
Shower Room	Shower cubicle with Triton shower, vanity hand basin, low level W.C., radiator, PVCu double glazed window, chrome heated towel rail, coved ceiling, ceramic tiled floor.
Conservatory	8'6" (2.59m) x 8'6" (2.59m) PVCu double glazed window and French doors, polycarbonate roof, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space, coved ceiling, cupboard with wall mounted gas central heating boiler.
Bedroom 1	13'3" (4.04m) x 10'1" (3.07m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	11'3" (3.43m) x 11'1" (3.38m) PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Bedroom 3	7'8" (2.34m) x 8'8" (2.64m) To Cupboard, PVCu double glazed bay window, built in double cupboard, radiator, coved ceiling.
Bathroom	5'9" (1.75m) x 5'6" (1.68m) Panelled bath with Triton shower over, pedestal hand basin, PVCu double glazed bow window, radiator, coved ceiling, tiled splashbacks, heated towel rail.
Separate W.C.	Low level W.C., PVCu double glazed window, coved ceiling.
OUTSIDE	
Front Garden	With lawn.
Rear Garden	Brick paved patio, path, lawn and shrub borders, timber shed, greenhouse to remain.
Detached Garage	Electric roller door, power and light, personal door, access via double timber gates from rear service road.

Services

Tenure

Council Tax

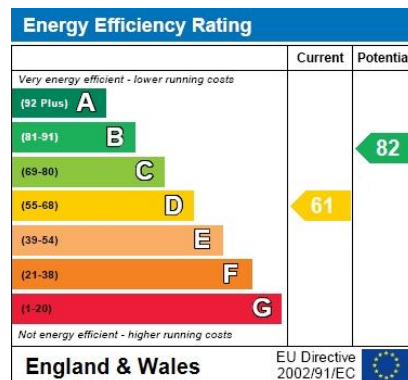
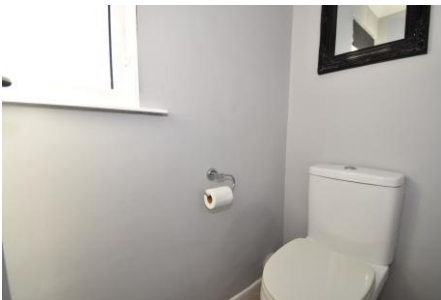
Property Information

We understand that this property is connected to mains gas, electric, water and sewage.

Freehold.

Band B.

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:
<div>Viewing Notes</div>		

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.