

Broadsands Drive, Gomer,
Gosport, Hampshire, PO12 2SB

£280,000



Three Bedroom Town House

Modern Kitchen

Gas Central Heating

Conveniently Located For Stanley Park &
Stokes Bay Seafront

Lounge / Dining Room

Modern 2nd Floor Shower Room With
Separate W.C.

Driveway & Garage

Viewing Recommended

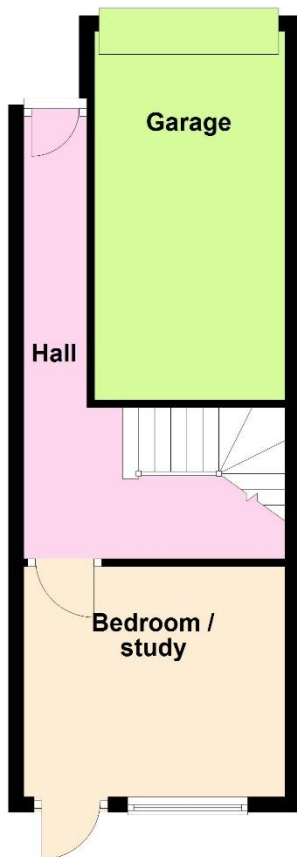
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

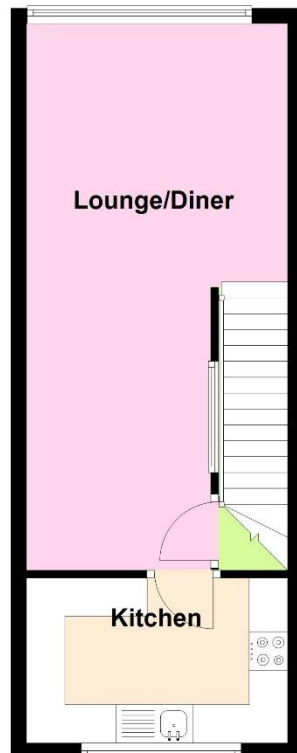
Email: office@dimon-estate-agents.co.uk

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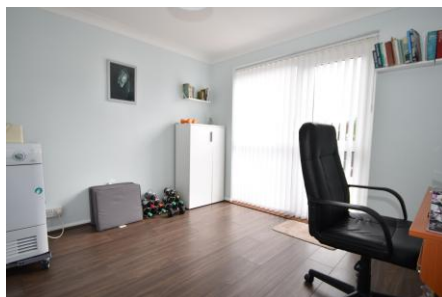
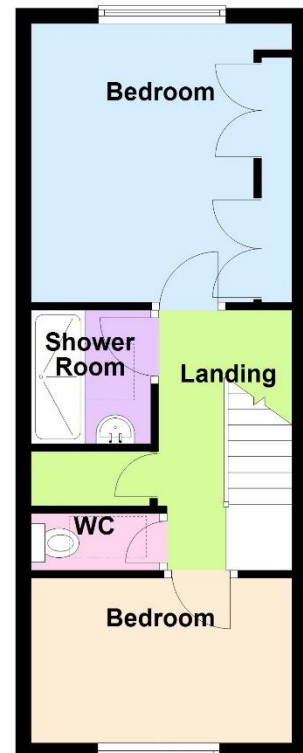
Ground Floor



First Floor

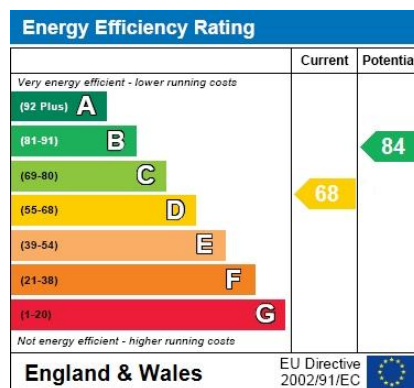


Second Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, understairs storage cupboard, radiator, stairs to first floor, coved ceiling, laminate flooring.
Bedroom 3	11'1" (3.38m) x 9'9" (2.97m) PVCu double glazed window and door to garden, radiator, laminate flooring, coved ceiling.
ON THE 1ST FLOOR	
Lounge/Dining Room	23'4" (7.11m) x 11'2" (3.4m) narrowing to 7'11" (2.41m), PVCu double glazed windows and door, Juliette balcony, laminate flooring, coved ceiling, 2 radiators, stairs to first floor.
Kitchen	10'11" (3.33m) x 6'11" (2.11m) Single drainer stainless steel sink unit, grey front wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, plumbing for washing machine and dishwasher, integrated fridge and freezer, coved ceiling, PVCu double glazed window, composite panel splashbacks.
ON THE 2ND FLOOR	
Landing	With spindled balustrade, overstairs storage cupboard, airing cupboard with shelving and Vaillant gas central heating boiler.
Bedroom 1	11'11" (3.63m) x 11'2" (3.4m) Into Wardrobe, PVCu double glazed window, radiator, fitted wardrobes and bedside drawers.
Bedroom 2	11'2" (3.4m) x 7'1" (2.16m) PVCu double glazed window, radiator.
Shower Room	Double size shower cubicle with glass screen and Mira shower, vanity hand basin with cupboard under, aqua panel splashbacks, Velux window, chrome heated towel rail.
Separate W.C	W.C. with concealed cistern, aqua panel splashbacks to 1/2 wall height, Velux window.
OUTSIDE	
Front	Driveway giving access to:
Garage	With cantilever door, power and light.
Rear Garden	Paved for low maintenance, rear pedestrian gate.
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.