



GUIDE PRICE

**£330,000 - £340,000**

**31 Moat Drive**

Gomer, Gosport, PO12 2SR



## PROPERTY SUMMARY

An attractive three-bedroom family home located on the highly regarded Gomer Estate, offering convenient access to the seafront and the well-respected Bay House School. The property has been extended to provide an impressive open-plan living environment, seamlessly combining a family area with a kitchen and dining space. This superb area is enhanced by bi-fold doors and a skylight, creating a bright and welcoming setting ideal for modern family living and entertaining.

The accommodation further comprises a separate living room, contemporary bathroom and three well-proportioned bedrooms. Outside, the property benefits from off-road parking for two cars and a garage.





**Entrance Porch**

**Lounge 5.11m x 3.23m (16' 9" x 10' 7")**

**Kitchen/Diner 5.78m x 2.69m (18' 12" x 8' 10")**

**Family Room 3.04m x 5.91m (9' 12" x 6' 3")**

**Stairs & Landing**

**Bedroom One 4.44m x 3.24m (14' 7" x 10' 8")**

**Bedroom Two 3.51m x 3.22m (11' 6" x 10' 7")**

**Bedroom Three 3.42m x 2.53m (11' 3" x 8' 4")**

**Bathroom**

**Driveway parking for two cars**

**Garage**

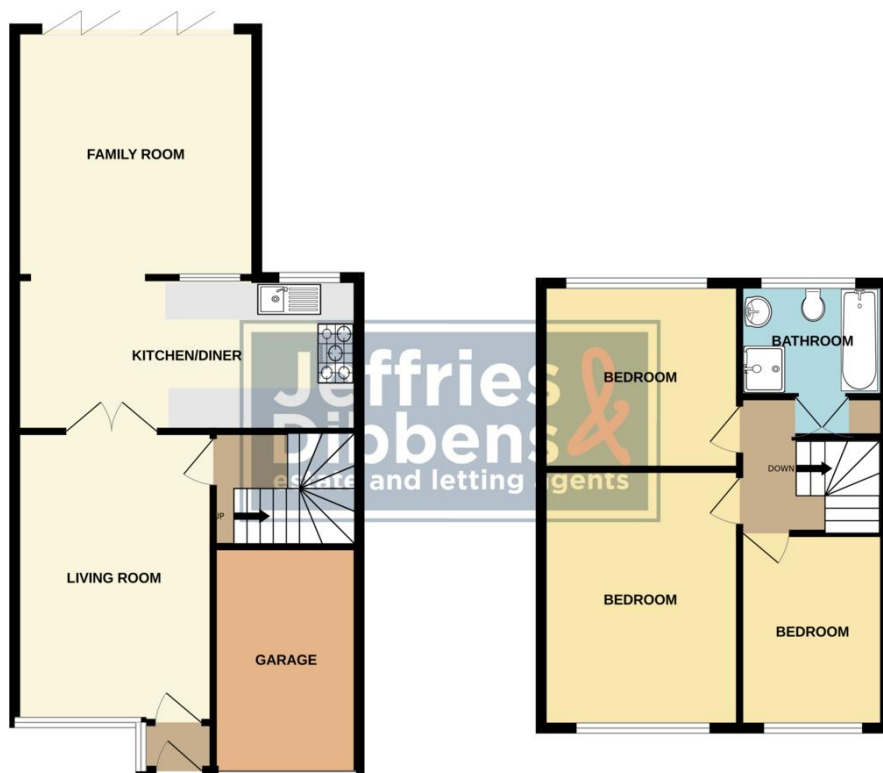
**Agents Note**

**Freehold**

**Council Tax Band C**

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

EPC to follow

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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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