

Nobes Avenue, Bridgemaury,
Gosport, Hampshire, PO13 0HS

£310,000



Semi Detached House

Three Bedrooms

Large Full Width Conservatory To Rear

Ground Floor W.C. & Modern First Floor
Shower Room

Rear Garden With Large Summer House &
Shed

Ideal Family Home

Lounge / Dining Room

Side Utility / Study

Off Road Parking For Several Cars To
Front

Gas Central Heating & PVCu Double
Glazing

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Entrance Hall	PVCu double glazed front door, stairs to first floor, radiator, understairs meter cupboard.
Lounge / Dining Room	23'6" (7.16m) x 13'6" (4.11m) narrowing to 9'8" (2.95m), PVCu double glazed window and French doors to conservatory, laminate flooring, 2 radiators, coved ceiling.
Kitchen	11'0" (3.35m) x 9'10" (3m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine and dishwasher, built in oven and 4 ring electric hob with cooker extractor canopy over, recess for fridge/freezer, ceramic tiled floor, PVCu double glazed door to:
Study / Utility Room	16'1" (4.9m) x 4'8" (1.42m) PVCu double glazed window, radiator, Velux window, space for additional appliances.
W.C.	W.C., hand basin, PVCu double glazed window, ceramic tiled floor.
Conservatory	22'4" (6.81m) x 12'1" (3.68m) PVCu double glazed windows and French doors to garden, polycarbonate roof, ceramic tiled floor, tall standing radiator. (Bar structure to remain).
ON THE 1ST FLOOR	
Landing	PVCu double glazed window and access to loft space.
Bedroom 1	11'8" (3.56m) Into Recess x 11'2" (3.4m) PVCu double glazed window, radiator, fitted cupboard with netting across and wall mounted gas central boiler.
Bedroom 2	12'1" (3.68m) x 11'8" (3.56m) PVCu double glazed window, laminate flooring, radiator.
Bedroom 3	10'6" (3.2m) x 8'10" (2.69m) PVCu double glazed window, radiator, fitted shelving, laminate flooring, coved ceiling.
Shower Room	Shower cubicle with glass screen, hand shower and rainfall shower, 3 additional shower jets, vanity hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail, mirror with bluetooth/wi-fi feature.
OUTSIDE	
Front Garden	Driveway with space for several cars.
Rear Garden	Paved patio, lawn, summer house and shed to remain, pedestrian rear gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

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>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.