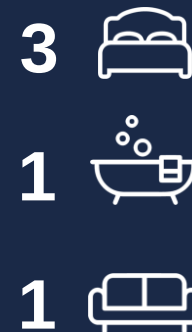


£300,000
3 Gale Moor Avenue
Gomer, Gosport, PO12 2SG

PROPERTY SUMMARY

A well-presented, warm and inviting family home situated in the highly sought-after Gomer area of Gosport. Ideally positioned just a short walk from the picturesque Stokes Bay seafront, the property also benefits from being within easy reach of a selection of local shops, restaurants and amenities. Offering flexible and versatile living accommodation, this attractive home is ideally suited to modern family life. Further benefits include off-road parking, a garage with an electric roller door and a westerly-facing rear garden enjoying the sun until the late evening. The property is also located within the catchment areas for both Bay House School and Gomer Junior School, making this an appealing choice for families seeking well-regarded local schooling. With its desirable location, flexible accommodation and excellent range of features, this property is not one to be missed. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing. Our phone lines are open until 8pm.





ENTRANCE HALL

LOUNGE 11' 1" x 9' 10" (3.40m x 3.00m)

STAIRS TO FIRST FLOOR

KITCHEN 13' 8" x 11' 1" (4.18m x 3.38m)

DINING ROOM/BEDROOM THREE 11' 1" x 10' 8" (3.40m x 3.27m)

STAIRS TO SECOND FLOOR

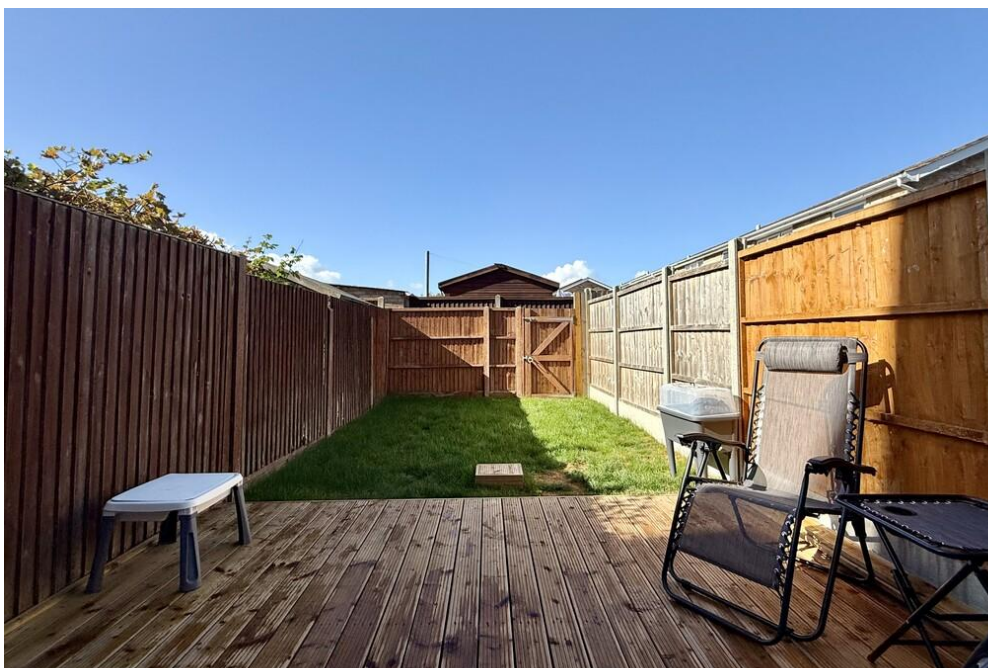
BEDROOM ONE 11' 1" x 10' 9" (3.38m x 3.28m)

BEDROOM TWO 11' 1" x 7' 6" (3.39m x 2.30m)

BATHROOM 10' 2" x 5' 4" (3.10m x 1.65m)

GARDEN

GARAGE 15' 8" x 8' 0" (4.78m x 2.46m)





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.
Made with Neotoma 12/2018

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC to follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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.

**Jeffries
Dibbens**
estate and letting agents

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