

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

£280,000



Three Bedroom Town House

Open Plan Living Area

Separate W.C.

Shower To Main Bedroom

Storage Room With Double Doors To
Driveway

Located Near To Schools, Parks & Stokes
Bay

Modern Shower Room

2nd Floor Study

PVCu Double Glazing & Gas Central
Heating

No Forward Chain

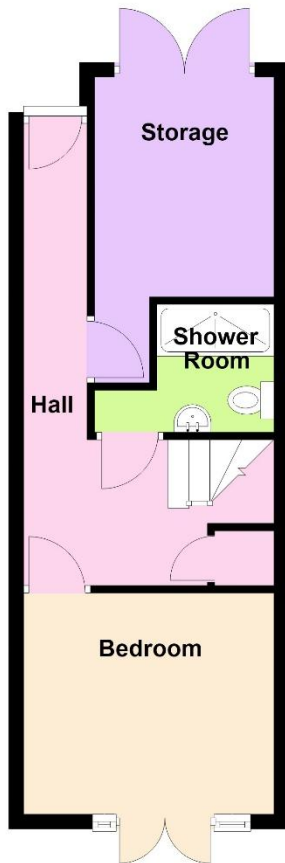
023 9258 5588

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

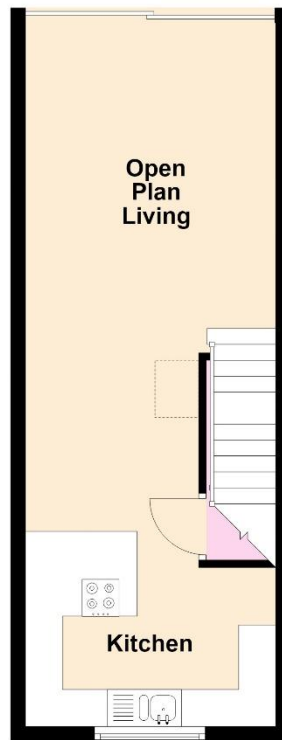
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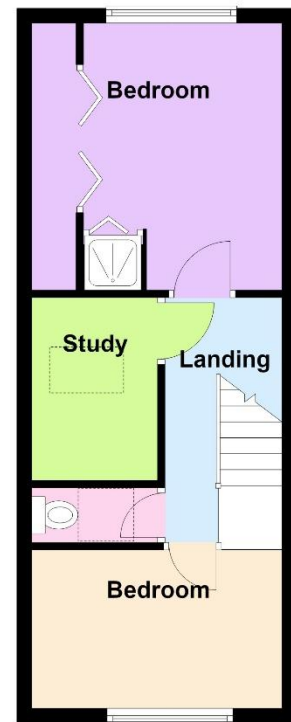
Ground Floor



First Floor



Second Floor



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Entrance Hall	Composite front door, understairs cupboard, laminate flooring, radiator, stairs to 1st floor.
Shower Room	Double sized shower cubicle, vanity hand basin, low level W.C., chrome heated towel rail, tiled splashbacks, extractor fan.
Store	9'10" (3m) x 10'0" (3.05m) PVCu double glazed doors to driveway, radiator, plumbing for washing machine, laminate flooring.
Bedroom 3	11'1" (3.38m) x 9'9" (2.97m) PVCu double glazed French doors to garden, radiator, laminate flooring.
ON THE 1ST FLOOR	
Open Plan Living Area	31'2" (9.5m) x 11'1" (3.38m) Max PVCu double glazed sliding patio door to balcony with glass screen, radiator, laminate flooring, stairs to 2nd floor.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob with cooker extractor hood above, plumbing for dishwasher, space for fridge/freezer, PVCu double glazed window, wall mounted gas central heating boiler.
ON THE 2ND FLOOR	
Landing	
Bedroom 1	11'10" (3.61m) Max x 8'11" (2.72m) To Wardrobe Built in wardrobes, PVCu double glazing, radiator, built in shower cubicle.
Bedroom 2	11'0" (3.35m) x 7'0" (2.13m) PVCu double glazed window, radiator.
Separate W.C	Low level W.C with integrated hand basin, ½ tiled walls, PVCu double glazed roof window.
Study	8'1" (2.46m) x 5'1" (1.55m) Radiator, velux roof window.
OUTSIDE	
Front Garden	Car hardstanding.
Rear Garden	Patio, artificial grass, steps down to further garden area with plastic shed and rear pedestrian gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

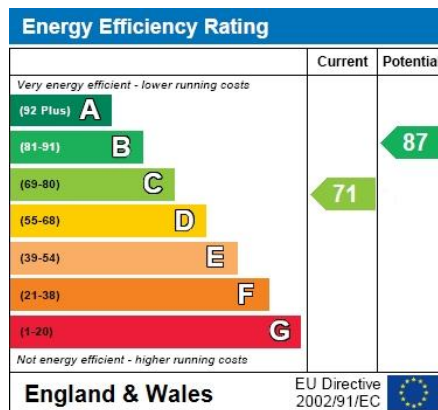
Leasehold. Balance of a 999 year lease from 25th March 1966. Current ground rent £30 per annum (to be confirmed).

These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property. Band C.

Council Tax

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

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.