

Gale Moor Avenue, Gomer, Gosport,  
Hampshire, PO12 2TW

£219,995



End Of Terrace House

Lounge

First Floor Bathroom

Open Views From Upstairs Back Bedroom

Bay House School Catchment

Three Bedrooms

Kitchen / Dining Room

PVCu Double Glazing And Gas Central Heating

Garage

No Forward Chain

**023 9258 5588**

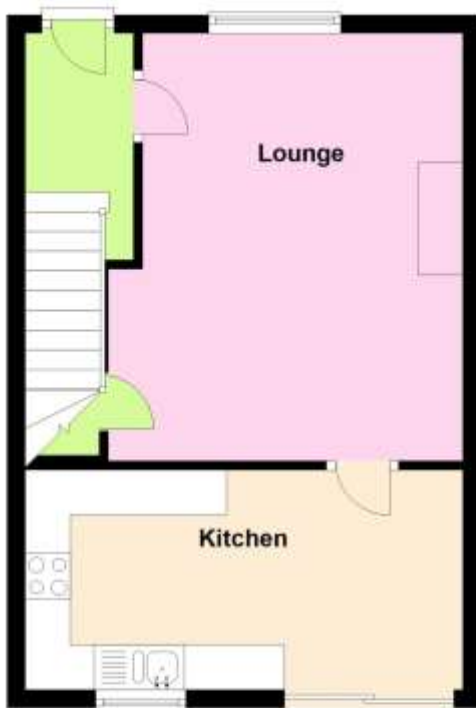
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

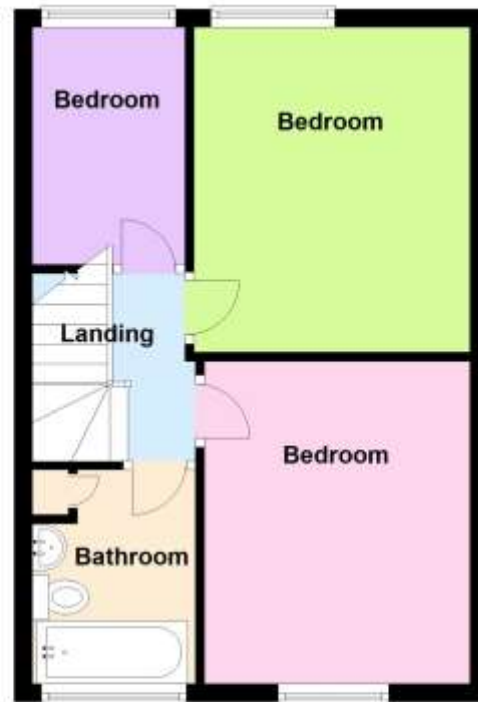
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**Ground Floor**



**First Floor**

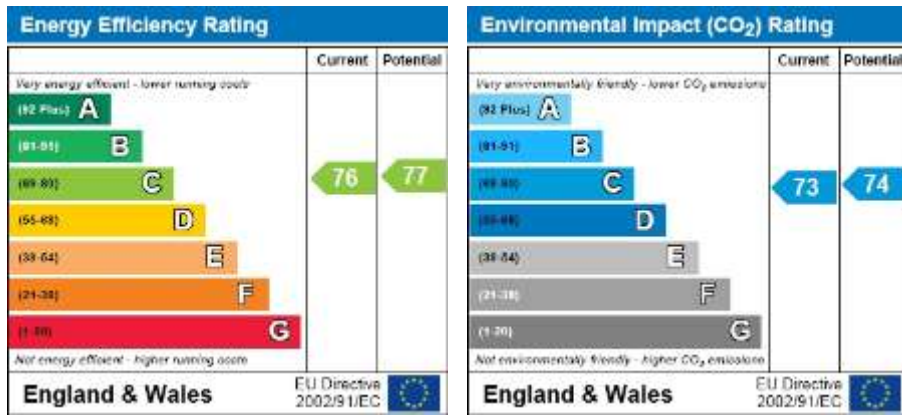


**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, stairs to 1st floor.
Lounge	15'6" (4.72m) x 12'9" (3.89m) PVCu double glazed window, fireplace with marble inset and hearth, understairs meter cupboard.
Kitchen/Dining Room	15'10" (4.83m) x 8'1" (2.46m) 1½ Bowl stainless steel sink unit, wall and base units with worksurface over, built-in oven, 4 ring gas hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, patio doors to garden, radiator, tiled splashbacks.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	11'9" (3.58m) x 10'1" (3.07m) PVCu double glazed window, radiator.
Bedroom 2	11'8" (3.56m) x 9'7" (2.92m) PVCu double glazed window, radiator.
Bedroom 3	8'9" (2.67m) x 5'7" (1.7m) PVCu double glazed window.
Bathroom	Panelled bath, pedestal hand basin, low level WC, airing cupboard with wall mounted Vaillant gas central heating boiler, PVCu double glazed window, tiled walls, chrome heated towel rail.
<b>OUTSIDE</b>	
Front Garden	Lawn, side pedestrian access to:
Rear Garden	With patio, lawn.
Tenure	Leasehold, 999 years from the 25th March 1966, ground rent awaiting confirmation from the owner, no maintenance charge, responsible for own maintenance.  The owner has advised us that he will pay for the property to be changed to Freehold as part of the sale.

### Directions

From our office proceed out of Gosport along Stoke Road and around the one way system following the road as it forks to the left into Bury Road. Proceed through the traffic lights and at the round about take the 1st exit into Gomer Lane. Take the 2nd turning right into Broadsands Drive, 2nd right into the 2nd part of Gale Moor Avenue follow the road round as it forks to the right, where the property will be found shortly on the left hand side.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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 you legal representative to confirm this information before exchanging contracts.