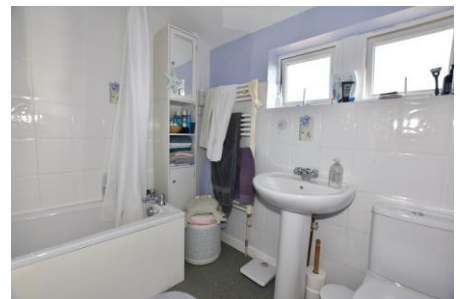


Churcher Close, Gomer,
Gosport, Hampshire, PO12 2SL

£318,500



End Of Terraced House

Lounge / Dining Room

PVCu Double Glazing & Gas Central
Heating

Rear Garden Of Sunny Aspect

Bay House School Catchment

Four Bedrooms

Ground Floor Cloakroom & First Floor
Bathroom

Driveway For Several Cars

Solar Panels Owned Outright

Located Near To Stokes Bay & Stanley
Park

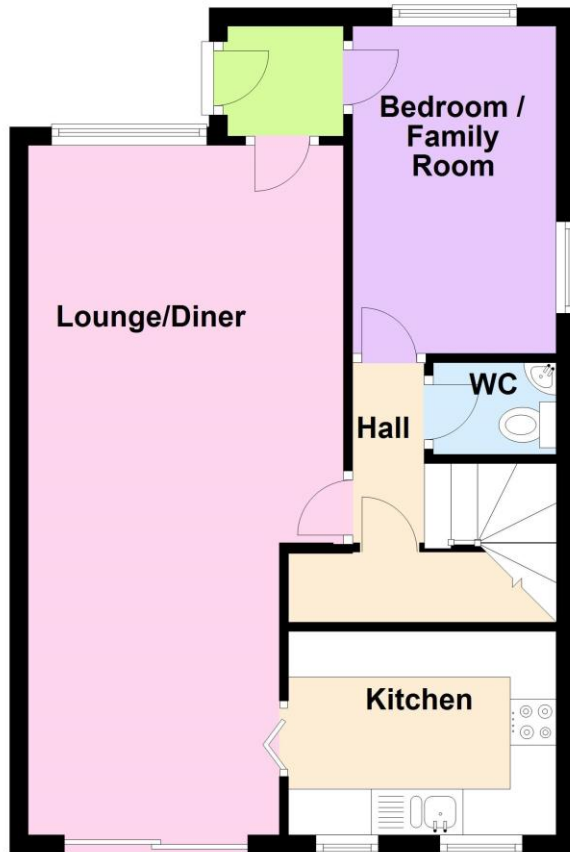
023 9258 5588

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

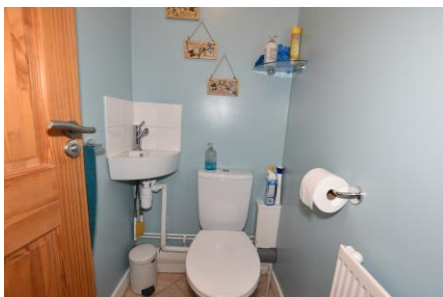
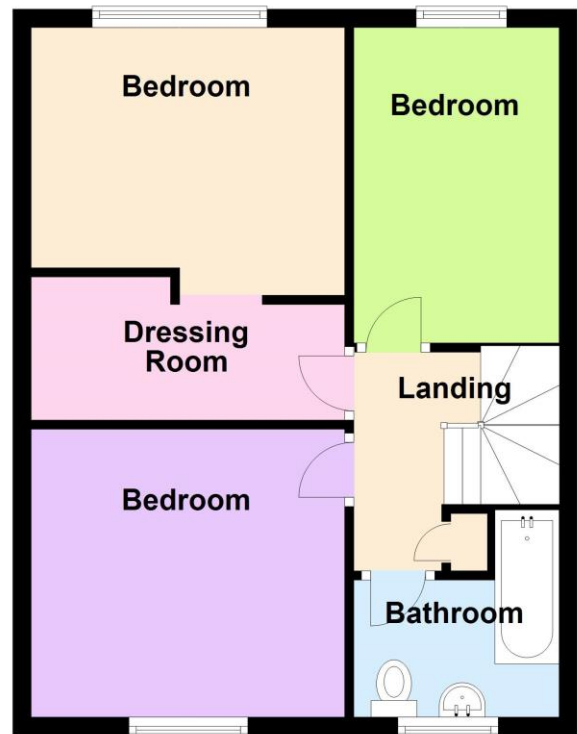
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Ground Floor



First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door and window, radiator.
Lounge / Dining Room	24'8" (7.52m) x 11'2" (3.4m) narrowing to 9'0 (2.74m), Twin aspect room with PVCu double glazed window and patio door to garden, 2 double radiators, coved ceiling.
Kitchen	9'6" (2.9m) x 7'3" (2.21m) 1 1/2 bowl stainless steel sink unit, built in oven and 4 ring gas hob with extractor canopy over, plumbing for washing machine, wall and base units with worksurface over, space for fridge, space for dishwasher, potential space for freezer, 2 PVCu double glazed windows, tiled splashbacks, wall mounted gas central heating boiler.
Inner Hall	With understairs storage cupboard with space for fridge/freezer, plumbing for washing machine and shelving, solar panel inverter and battery.
Cloakroom	W.C., corner hand basin, radiator, tiled splashbacks, extractor fan.
Bedroom 4	11'8" (3.56m) x 7'3" (2.21m) 2 PVCu double glazed windows, double radiator, access door to front porch.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, pull down loft ladder with light to loft, shelved storage cupboard.
Bedroom 1	14'0" (4.27m) x 11'3" (3.43m) overall measurement, but currently divided into a study area and bedroom
Study Area	11'3" (3.43m) x 5'0" (1.52m)
Bedroom Area	11'3" (3.43m) x 8'7" (2.62m) PVCu double glazed window, double radiator, wardrobes to remain.
Bedroom 2	11'3" (3.43m) x 10'5" (3.18m) PVCu double glazed window, double radiator.
Bedroom 3	11'2" (3.4m) x 7'5" (2.26m) Double radiator, PVCu double glazed window.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, heated towel rail.
OUTSIDE	
Front Garden	With hardstanding for several cars, flower border, shared side access to:
Rear Garden	With timber gate, patio, lawn, raised borders, timber shed, outside water tap.

Agents Note

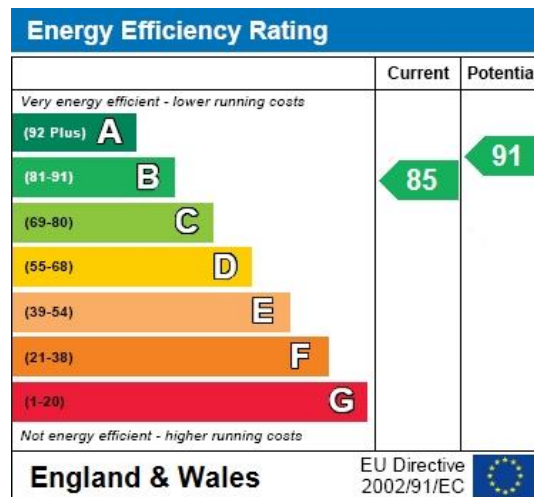
The owner has advised us that the solar panels are owned outright.

Tenure

Freehold.

Council Tax

Band C.



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.