

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

£435,000



Four Bedroom Detached House  
Kitchen / Dining Room  
Ground Floor Utility Room, Study & Wet  
Room  
PVCu Double & Triple Glazing, Gas  
Central Heating  
Bay House School Catchment

Lounge  
Large Double Glazed Conservatory  
First Floor Bathroom  
Front Block Paved Drive For Several Cars  
& Rear Garden Of Sunny Aspect  
Located Near Stokes Bay & Stanley Park

**023 9258 5588**

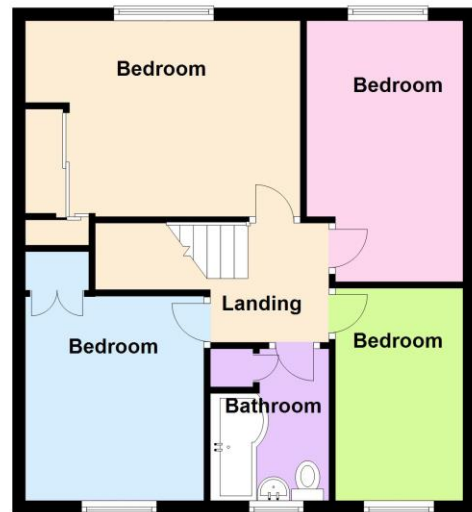
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**Ground Floor**



**First Floor**



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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Composite front door with stained glass panel, PVCu double glazed window, glazed inner door to:
Lounge	14'1" (4.29m) x 13'3" (4.04m) Max PVCu triple glazed window, radiator, understairs seating area with storage under, stairs to first floor with glass balustrade, coved ceiling, electric wall fire.
Kitchen / Dining Room	22'5" (6.83m) x 10'0" (3.05m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, breakfast bar area, built in double oven, 4 ring gas hob with extractor canopy over, plumbing for dishwasher, slate effect laminate flooring, radiator, tiled splashbacks, glazed door to:
Utility Room	9'10" (3m) x 8'0" (2.44m) Plumbing for washing machine, space for dryer, base unit and worksurface, wall mounted gas central heating boiler, PVCu double glazed side door, slate effect laminate flooring, space for fridge/freezer, coved ceiling.
Conservatory	16'1" (4.9m) x 13'11" (4.24m) Into Bay narrowing to 9'0" (2.74m), PVCu double glazed French doors and windows, glass roof, slate effect laminate flooring.
Study Area	PVCu double glazed window, glazed roof, slate effect laminate flooring.
Wet Room Off	With low level W.C., vanity hand basin, PVCu double glazed window, tiled walls, ceramic tiled floor, shower will pull around curtain.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	14'1" (4.29m) Max x 10'0" (3.05m) PVCu triple glazed window, built in triple wardrobe and side storage cupboard, radiator.
Bedroom 2	13'5" (4.09m) x 8'1" (2.46m) PVCu triple glazed window, radiator.
Bedroom 3	10'6" (3.2m) x 9'2" (2.79m) PVCu triple glazed window, built in double cupboard, radiator.
Bedroom 4	10'11" (3.33m) x 6'7" (2.01m) PVCu triple glazed window, radiator.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, Mira shower over bath, pedestal hand basin, low level W.C., tiled splashbacks, ceramic tiled floor, PVCu double glazed window, chrome heated towel rail, shelved cupboard.
OUTSIDE	
Front Garden	With block paved hardstanding for several cars, flower border, side pedestrian access, storage area with cantilever door.

Rear Garden

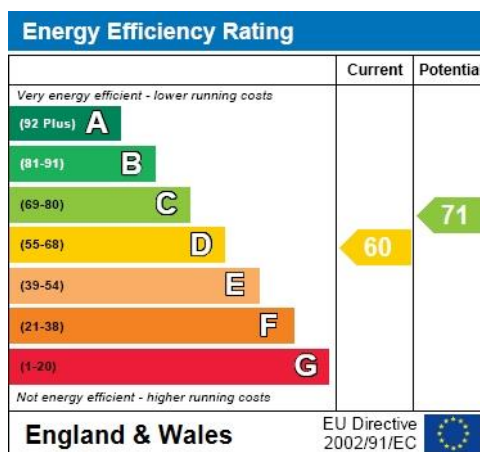
Sunny aspect with decking area, outside water tap, lawn and paved path with inset pebbles, flower borders with decorative stone, shed to remain.

Tenure

Freehold.

Council Tax

Band D.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.