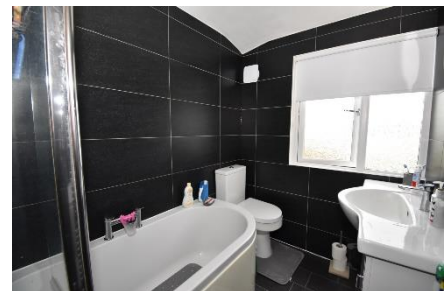




Broadsands Drive, Gomer, Gosport, Hampshire, PO12 2SB  
Offers In Excess Of £290,000 Freehold





## Measurements

Entrance Porch

Entrance Hall

Cloakroom

Bedroom 4 17'3" (5.26m) x 7'9" (2.36m)

Study / Snug 14'3" (4.34m) x 6'6" (1.98m)

ON THE 1ST FLOOR

Lounge 18'4" (5.59m) x 14'3" (4.34m) Max

Kitchen 14'3" (4.34m) x 7'9" (2.36m)

ON THE 2ND FLOOR

Landing

Bedroom 1 15'5" (4.7m) x 8'9" (2.67m)

Bedroom 2 10'9" (3.28m) x 7'7" (2.31m)

Bedroom 3 7'5" (2.26m) x 6'5" (1.96m)

Bathroom

OUTSIDE

Front Hardstanding for cars

Rear Garden Of sunny aspect

## Selling? Can we help?



# Main Features

Four Bedroom Town House

Ground Floor Study / Snug

First Floor Lounge

Re-Fitted Bathroom

Ground Floor Cloakroom

Own Driveway

Close To Stokes Bay & Stanley Park

Bay House & Gomer Schools Catchment

Rear Garden Of Sunny Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

An ideal family home with spacious accommodation providing 4 bedrooms and ground floor snug or study and lounge and good size kitchen on the first floor. The property benefits from an upgraded bathroom and has PVCu double glazing and gas central heating installed. To the front of the property is a concrete hardstanding for cars, with a lawned rear garden and is of a sunny aspect. The property itself is located near to Stanley Park and Stokes Bay seafront, local infant, junior and secondary schools located in the area. Bus services are available in nearby Gomer Lane and local shopping facilities in Queens Parade, Privett Road.



Family Business Established 1969





# Property Information

Council Tax Band C

Freehold



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.

## Further Properties Wanted

