

28 Brookers Lane, Bridgemary,
Gosport, Hampshire, PO13 0PG

£290,000



Semi Detached House

Separate Lounge

Spacious First Floor Bathroom

Front Driveway

Potential Off Road Hardstanding To Rear

Three Bedrooms

Kitchen / Dining Room

Double & Triple Glazing

Garage

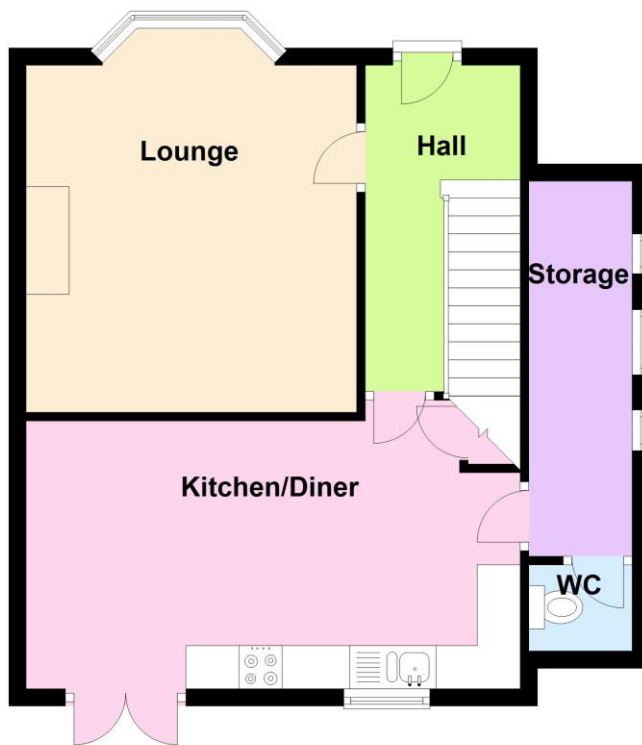
023 9258 5588

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

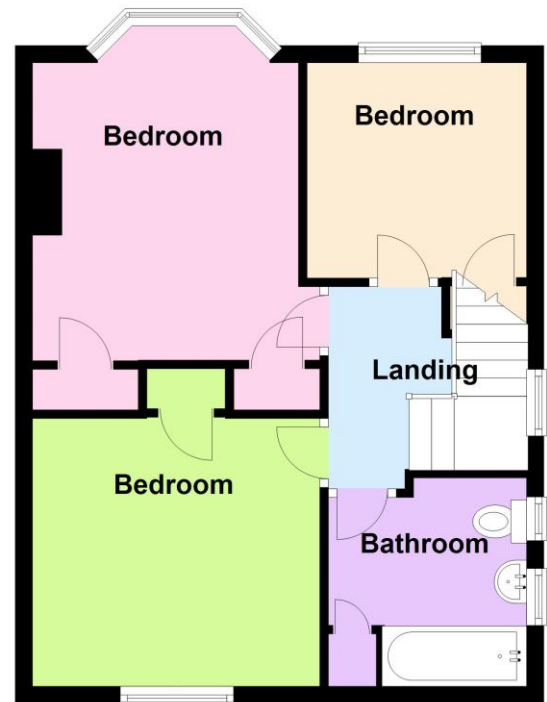
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Ground Floor

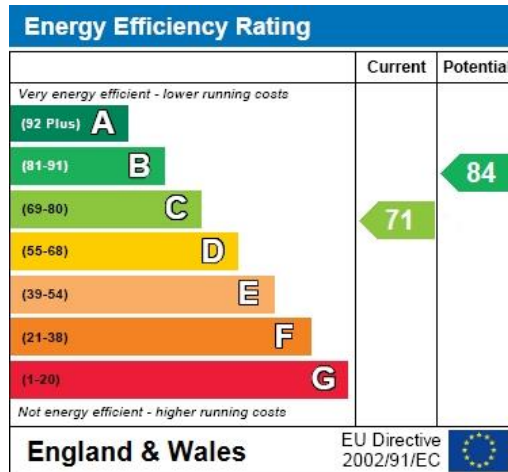


First Floor



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Entrance Hall	Composite front door, radiator, stairs to first floor, Georgian style door to:
Lounge	14'3" (4.34m) Into Bay x 12'6" (3.81m) Triple glazed window, fireplace with marble style hearth and inset, gas fire, radiator.
Kitchen / Dining Room	18'9" (5.72m) x 10'1" (3.07m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, gas cooker point, cooker extractor canopy, plumbing for dishwasher, built in oven, radiator, PVCu double glazed French doors to garden, double glazed window, laminate flooring, space for fridge/freezer, door to:
Side Lean-To	Aluminium patio door, plumbing for washing machine.
W.C off	
ON THE 1ST FLOOR	
Landing	With PVCu double glazed window, access to loft space
Bedroom 1	13'2" (4.01m) Into Bay x 10'3" (3.12m) PVCu triple glazed window, radiator, 2 built in cupboards.
Bedroom 2	11'2" (3.4m) x 10'3" (3.12m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 3	8'4" (2.54m) x 8'2" (2.49m) PVCu triple glazed window, radiator, cupboard.
Bathroom	White suite of panelled bath with shower over, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, cupboard with wall mounted gas combination boiler, tiled splashbacks chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	Concreted and block paved with shingle over.
Rear Garden	27'0" (8.23m) x 47'0" (14.33m)
Garage & Workshop	Additional hardstanding accessed from rear service road if current fence removed.
Agents Note	The property is non traditional construction.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.