

Nobes Avenue, Bridgemary,  
Gosport, Hampshire, PO13 0HX

£279,995



Semi Detached House

Modern Kitchen

Driveway To Front

PVCu Double Glazing

Three Bedrooms

First Floor Bathroom

Good Size Rear Garden

Gas Central Heating

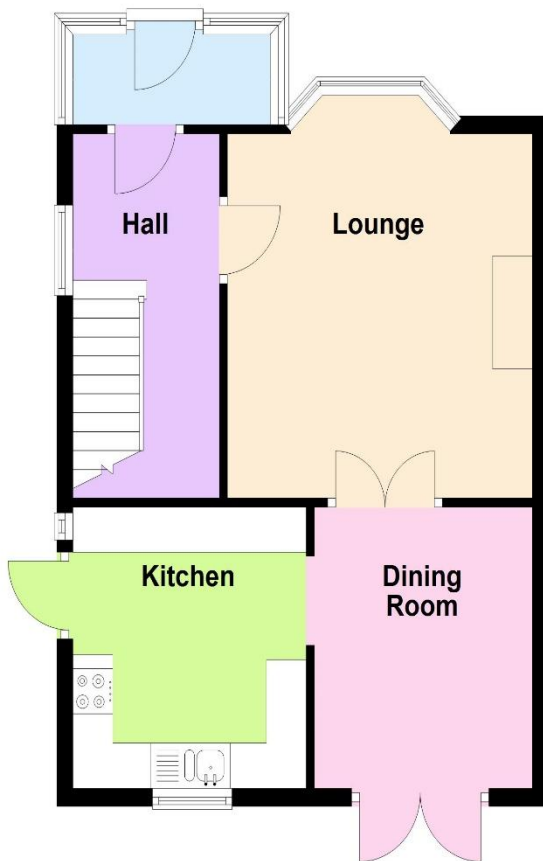
**023 9258 5588**

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

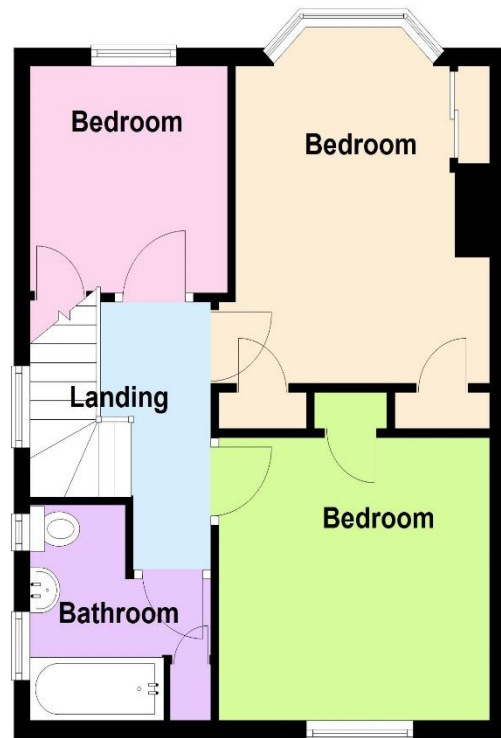
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**Ground Floor**



**First Floor**



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

|                  |   |
|------------------|---|
| Entrance Porch   | PVCu double glazed front door and window, ceramic tiled floor, double glazed internal door to:  |
| Entrance Hall    | Understairs recess, radiator, PVCu double glazed window, coved ceiling, stairs to first floor.  |
| Lounge           | 14'3" (4.34m) Into Bay x 12'6" (3.81m) PVCu double glazed window, 2 radiators, fire surround and hearth, coved ceiling, French doors to:  |
| Dining Room      | 10'2" (3.1m) x 9'1" (2.77m) PVCu double glazed French doors to garden, radiator, coved ceiling.   |
| Kitchen          | 10'2" (3.1m) x 9'7" (2.92m) Refitted kitchen with 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and microwave, induction hob, cooker extractor canopy over, wall mounted gas central heating boiler concealed within cupboard, integrated fridge/freezer, PVCu double glazed window and door to sideways, tiled splashbacks, laminate flooring, integrated dishwasher, integrated washing machine, space for tumble dryer. |
| ON THE 1ST FLOOR |   |
| Landing          | PVCu double glazed window, access to loft space, coved ceiling.   |
| Bedroom 1        | 13'3" (4.04m) Into Bay x 10'5" (3.18m) PVCu double glazed window, built in cupboards, radiator, coved ceiling.  |
| Bedroom 2        | 11'2" (3.4m) x 10'3" (3.12m) PVCu double glazed window, radiator, coved ceiling.  |
| Bedroom 3        | 8'3" (2.51m) x 8'2" (2.49m) PVCu double glazed window, radiator, built in cupboard.   |
| Bathroom         | White suite of panelled bath with mixer tap and shower attachment, additional separate shower over, vanity hand basin, low level W.C. with concealed cistern, tiled walls, 2 PVCu double windows, chrome heated towel rail, shelved cupboard.   |
| OUTSIDE          |   |
| Front Garden     | With front fence and lawn, car hardstanding, side pedestrian gate to:   |
| Rear Garden      | With patio and path, outside store cupboard, timber shed, lawn and borders.   |
| Agents Note      | This property is non traditional construction.  |
| Services         | We understand that this property is connected to mains gas, electric, water and sewage.   |

Tenure

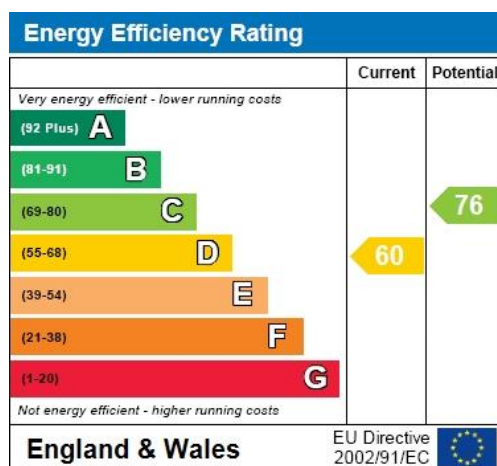
Council Tax

Property Information

Freehold.

Band B.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.