

## Offers Over £230,000

Tower Close, Gomer, Gosport, PO12 2TU

**DRAFT DETAILS:** We are awaiting verification from the Vendor that these details are correct



- Three Bedroom Town House
- Popular Location Close to Stokes Bay Beach and Stanley Park
- Bay House School and Gomer Schools
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Bathroom
- Low Maintenance Enclosed Rear Garden, Approximately South Facing
- Garage & Driveway
- Energy Efficiency Rating:- D (67)

### Gosport Office

50 Stoke Road Gosport PO12 1HX

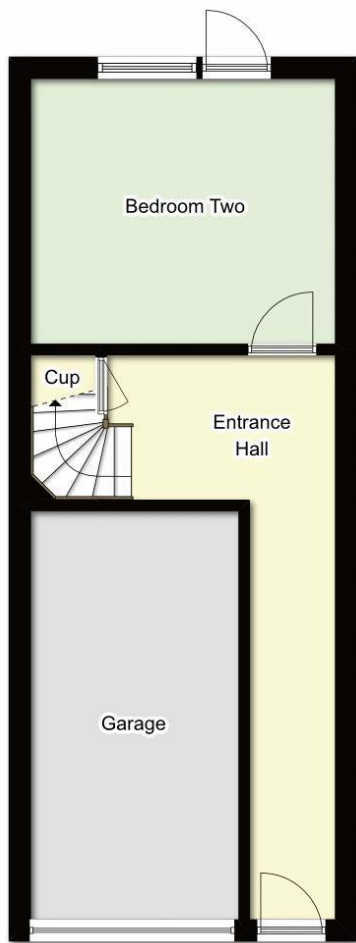
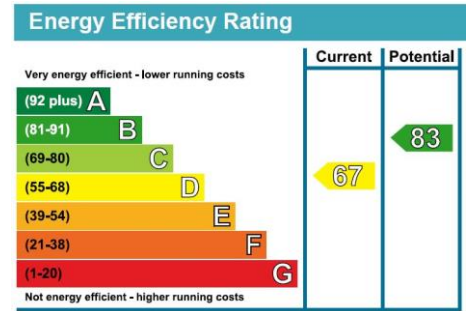
Tel: 02392 529889 | E: [gospport1@fenwicks-estates.co.uk](mailto:gospport1@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

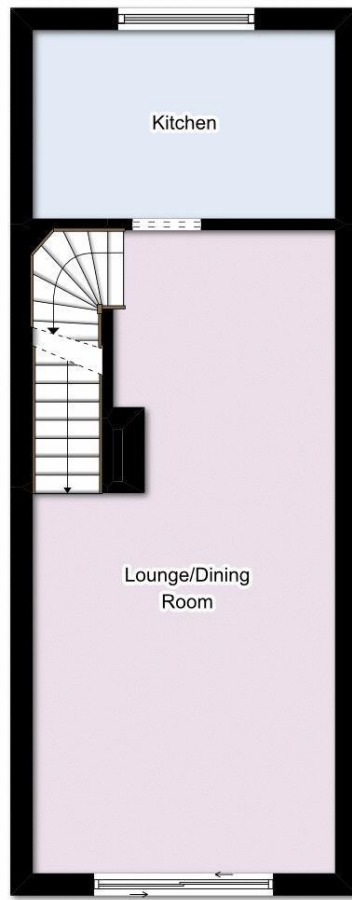
Property Reference: G1296

Council Tax Band: C

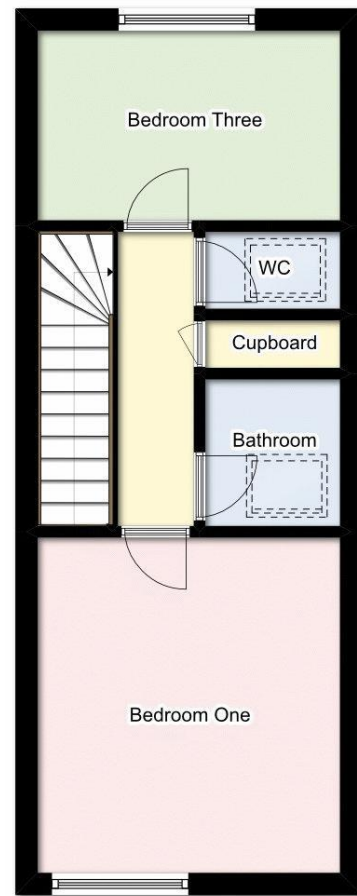
Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



Second Floor

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## The Accommodation Comprises:-

Double glazed front door to:

### Entrance Hall:-

Stairs to first floor landing, under stairs storage cupboard, radiator, door to:

### Bedroom Two:-

11' 1" x 9' 9" (3.38m x 2.97m)

Coving to ceiling, UPVC double glazed window and door to rear garden, radiator.



### First Floor Lounge/Dining Room:-

23' 6" x 11' 1" (7.16m x 3.38m)

Flat and coved ceiling, UPVC sliding doors to Juliet balcony, two radiators, stairs to second floor, opening to:



### Kitchen:-

11' 1" x 6' 11" (3.38m x 2.11m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, single bowl stainless steel sink unit with mixer tap over, roll top work surfaces, tiled splashback, integrated electric oven and electric hob, recess and plumbing for washing machine, space for fridge/freezer.



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### Second Floor Landing:-

Storage cupboard, door to:

### Bedroom One:-

12' 4" x 11' 1" (3.76m x 3.38m)

Vaulted ceiling, UPVC double glazed window to front elevation, radiator.



### Bedroom Three:-

11' 1" x 7' 0" (3.38m x 2.13m)

Vaulted ceiling, UPVC double glazed window to rear elevation, radiator.



### Bathroom:-

Velux roof window, panelled bath with mains shower over, shower screen, pedestal wash hand basin, tiling to walls, ladder style radiator.



### Separate WC:-

Velux roof window, low level WC.

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## Outside:-

The rear garden is enclosed by wooden panelled fencing, with pedestrian access via gate to rear, mainly laid to artificial grass, with patio area. To the front of the property there is a driveway providing off road parking, leading to the garage with power and light connected and roller door, fitted in 2019. The cladding to the front of the property was also replaced in 2019.



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