



£295,000

1 Gibson Close

Lee on the Solent, PO13 8JD

PROPERTY SUMMARY

A fantastic opportunity to acquire a two double bedroom semi-detached house in Lee on the Solent, within walking distance to the beach and local amenities. The property briefly comprises an entrance porch, a 20ft lounge/diner through into the fitted kitchen and conservatory to the rear, ideal for an extra reception space. Upstairs, there are two double bedrooms with built-in wardrobes and a family bathroom. Outside, there is a lovely front garden with side access to the rear, a well maintained and private rear garden with a door into the single garage. With potential to extend and improve further, STPP, this property would make an ideal first time buyer, investment or downsize, so call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





ENTRANCE PORCH

LOUNGE/DINER 20' 3" x 11' 8" (6.17m x 3.56m)

KITCHEN 11' 7" x 6' 10" (3.53m x 2.08m)

CONSERVATORY 10' 9" x 9' 3" (3.28m x 2.82m)

FIRST FLOOR LANDING

BEDROOM 1 11' 8" x 9' 2" (3.56m x 2.79m)

BEDROOM 2 11' 8" x 8' 6" (3.56m x 2.59m)

BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

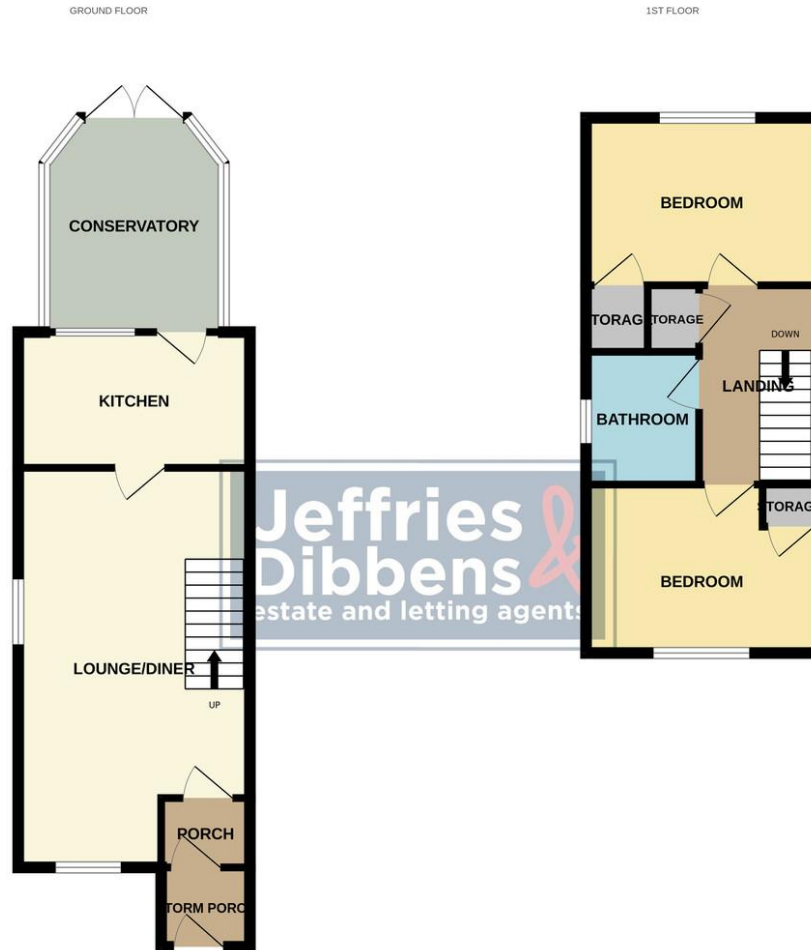
OUTSIDE

FRONT GARDEN

REAR GARDEN

SINGLE GARAGE 18' 34" x 8' 28" (6.35m x 3.15m)





Jeffries & Dibbens
estate and letting agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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