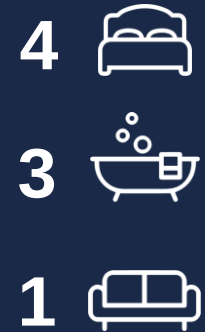


O.I.E.O £350,000
24 Charlotte Drive

Priddy's Hard, Gosport, PO12 4GS

PROPERTY SUMMARY

Offered to the market with no onward chain, is this well presented four bedroom family home. Featuring fantastic views across Portsmouth Harbour, the property comprises of a fully fitted modern kitchen, spacious lounge, two bathrooms, en-suite and additional w.c, an integral garage with electric roller door, and enclosed rear garden. Benefitting from owned solar panels and being situated in the popular area of Priddy's Hard, this property is a must see - so please call our Gosport branch to arrange your internal viewing appointment.





ENTRANCE HALL

INTEGRAL GARAGE 7' 11" x 16' 0" (2.43m x 4.89m)

W.C

KITCHEN 14' 5" x 12' 2" (4.40m x 3.73m)

STAIRS & LANDING

LOUNGE 14' 5" x 16' 6" (4.40m x 5.04m)

BATHROOM 6' 8" x 4' 1" (2.05m x 1.25m)

BEDROOM 4 6' 9" x 10' 2" (2.07m x 3.12m)

BEDROOM 3 7' 4" x 11' 3" (2.26m x 3.45m)

2ND FLOOR LANDING

MASTER BEDROOM 14' 6" x 11' 8" (4.43m x 3.57m)

ENSUITE

BATHROOM

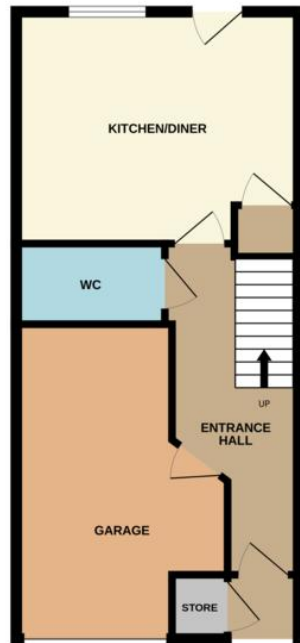
BEDROOM 2 14' 6" x 10' 2" (4.42m x 3.10m)

AGENT NOTES

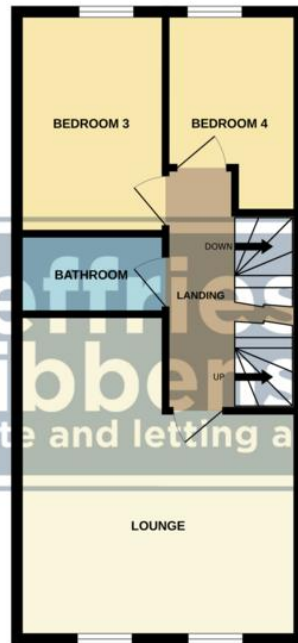
- Freehold
- Council Tax Band E
- EPC Rating TBC



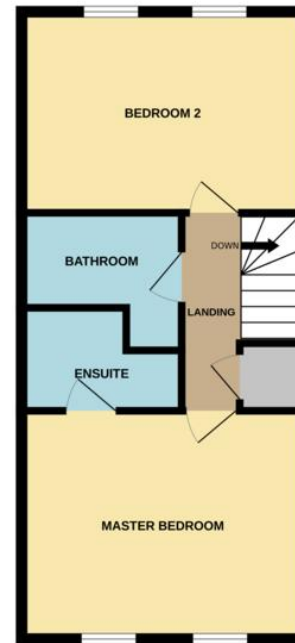
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	82	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

**Jeffries
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