



GUIDE PRICE  
**£285,000 - £300,000**  
**Staplers Reach**  
Peel Common, Gosport, PO13 0EY



Nestled away in the popular Peel Common estate, a short walk to local schools and amenities is this two bedroom detached bungalow. This must see property has so much to offer including two double bedrooms, fully fitted kitchen, spacious lounge/diner, sunroom, garage and parking and so much more. Call our Gosport office now to arrange an internal inspection and avoid missing out on this fantastic bungalow.

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- 1 
- 2 







**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LOUNGE / DINER** 21' 3" x 12' 2" (6.48m x 3.71m)

**KITCHEN** 9' 3" x 8' 2" (2.83m x 2.51m)

**CONSERVATORY** 11' 6" x 7' 9" (3.53m x 2.37m)

**BEDROOM ONE** 11' 9" x 10' 11" (3.60m x 3.33m)

**BEDROOM TWO** 8' 5" x 8' 4" (2.59m x 2.56m)

**BATHROOM**

**WESTERLY FACING GARDEN**

**GARAGE**

**PARKING IN FRONT OF GARAGE**

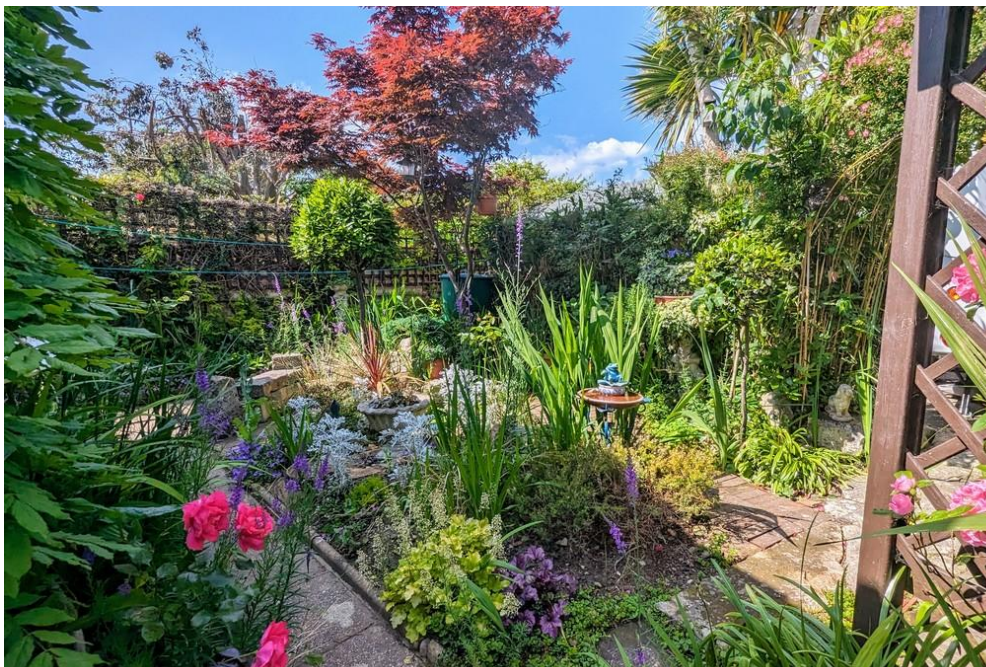
**LEASE INFORMATION**

The freehold is available to be purchased for the sum of approximately  
£1000.00 we have been advised by our clients

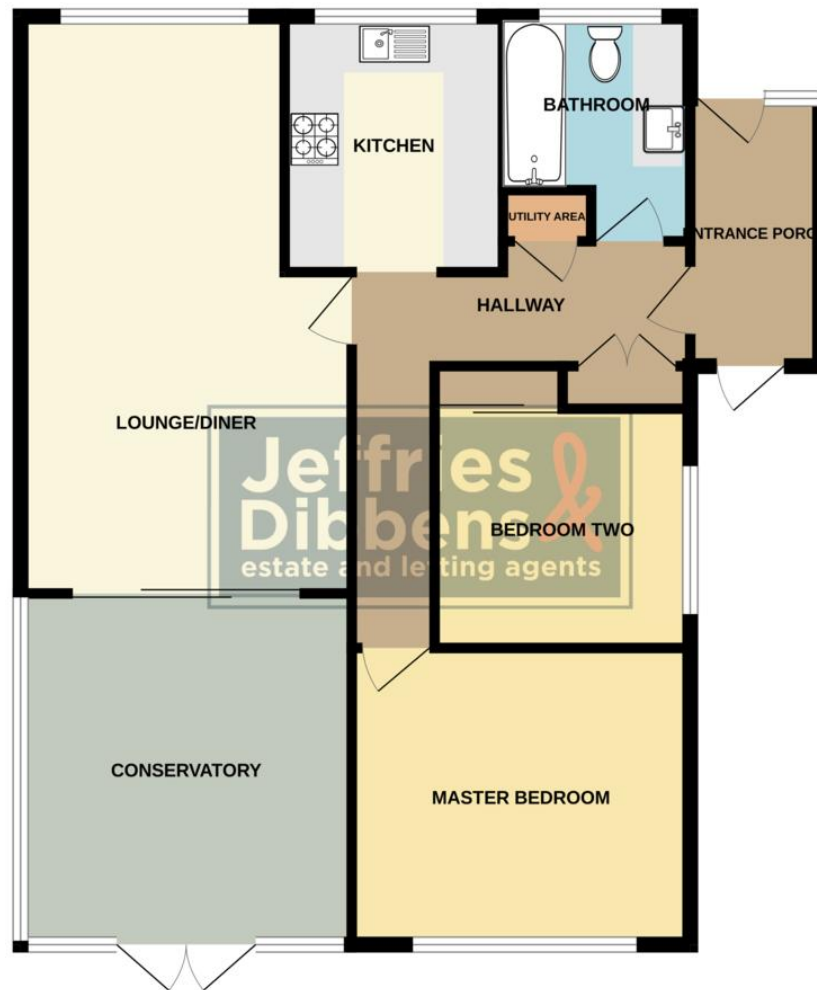
Remainder of a 999 year lease

Ground rent £5.00 per year

MLM Management charge £60.67 per month



## GROUND FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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  
Dibbens &**  
estate and letting agents

### OFFICE ADDRESS

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### CONTACT

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