



GUIDE PRICE  
**£350,000 - £375,000**  
**37 St Helens Road**  
Gosport, PO12 2RL





## PROPERTY SUMMARY

\*\*\*Guide Price £350,000 - £375,000 \*\*\* Nestled away on the popular St Helens Road estate is this extended four bedroom semi-detached family home. This deceptively spacious property has lots to offer including four double bedrooms, lounge/diner, kitchen/diner, cloakroom, private enclosed garden, garage in block and so much more. Located close to local schools and amenities and a short walk from the seafront this property is in our opinion a must see so call our Gosport office now to arrange an internal inspection 02392 602155







**PORCH**  
**ENTRANCE HALL**  
**CLOAKROOM**  
**LOUNGE/DINER** 22' 3" x 11' 2" (6.78m x 3.4m)  
**KITCHEN** 9' 6" x 8' 9" (2.92m x 2.68m)  
**DINING ROOM** 8' 11" x 17' 2" (2.73m x 5.25m)  
**STAIRS TO FIRST FLOOR**  
**MASTER BEDROOM** 12' 3" x 10' 6" (3.75m x 3.22m)  
**BEDROOM TWO** 10' 8" x 8' 8" (3.25m x 2.64m)  
**BEDROOM THREE** 9' 1" x 9' (2.77m x 2.74m)  
**BEDROOM FOUR** 9' 2" x 7' 4" (2.79m x 2.24m)  
**BATHROOM**  
**OUTSIDE** Garage in Block.

**AGENTS NOTE**

Freehold  
Council Tax Band C





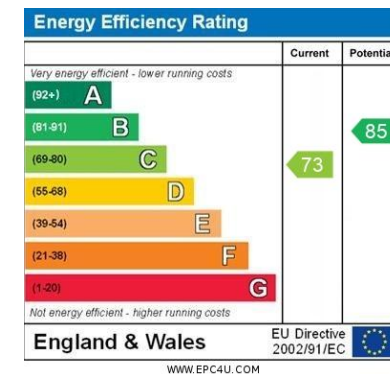
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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



**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk