

GUIDE PRICE

**£330,000 - £340,000**

**11 Downside**

Gosport, PO13 0JT



## PROPERTY SUMMARY

Spacious four bedroom semi-detached home, located in a quiet cul-de-sac on the outskirts of Bridgemary, and is available for sale with no onwards chain. The property, which features a 7m long lounge/diner, separate fitted kitchen, large conservatory, and south facing rear garden and garage, also benefits from the addition of an annex/fourth bedroom with an ensuite shower room. Please contact our Gosport branch to arrange your internal viewing appointment now.







#### **ENTRANCE HALL**

**LOUNGE/DINER** 11' 1" x 23' 7" (3.39m x 7.19m)

**KITCHEN** 7' 1" x 9' 9" (2.18m x 2.98m)

**CONSERVATORY** 15' 10" x 15' 10" (4.85m x 4.83m)

#### **ANNEX / BEDROOM 4**

**ENSUITE** 4' 5" x 5' 8" (1.35m x 1.74m)

#### **STAIRS & LANDING**

**BEDROOM 1** 8' 4" x 13' 5" (2.56m x 4.09m)

**BEDROOM 2** 8' 8" x 9' 8" (2.65m x 2.96m)

**BEDROOM 3** 6' 6" x 6' 11" (1.99m x 2.13m)

**BATHROOM** 4' 11" x 5' 4" (1.51m x 1.64m)

**WC** 2' 8" x 5' 5" (.83m x 1.67m)

#### **SOUTH FACING REAR GARDEN & GARAGE**

#### **AGENT NOTES**

- No chain
- Freehold
- Council Tax Band C
- EPC TBC





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(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  
Dibbens**  
estate and letting agents

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

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