

**Jeffries & Dibbens**  
**FOR SALE**  
023 9260 2155  
jden.co.uk

GUIDE PRICE

**£225,000 - £235,000**

**37 Tintern Road**

Gosport, Hampshire, PO12 3QN



## PROPERTY SUMMARY

We are very pleased to bring to the market for sale this well presented extended two bedroom home, which is located in the heart of Gosport with schools, convenience shops, public transport links and cycle routes all close by. Internally, beyond the entrance porch, the ground floor of the property offers open plan living with a spacious lounge / diner and modern fitted kitchen. There is an additional benefit of a utility room and downstairs WC, whilst upstairs there's the two double bedrooms and bathroom. Externally there is the south facing, low maintenance rear garden, with the opportunity to add off road parking onto the existing hardstand. Please contact our Gosport branch now to arrange your internal viewing now.







#### **ENTRANCE PORCH**

**LOUNGE / DINER** 13' 1" x 22' 0" (3.99m x 6.72m)

**KITCHEN** 7' 8" x 17' 3" (2.36m x 5.28m)

**UTILITY ROOM**

**WC**

**STAIRS & LANDING**

**BEDROOM 1** 13' 1" x 9' 10" (4.00m x 3.02m)

**BEDROOM 2** 8' 3" x 11' 8" (2.53m x 3.58m)

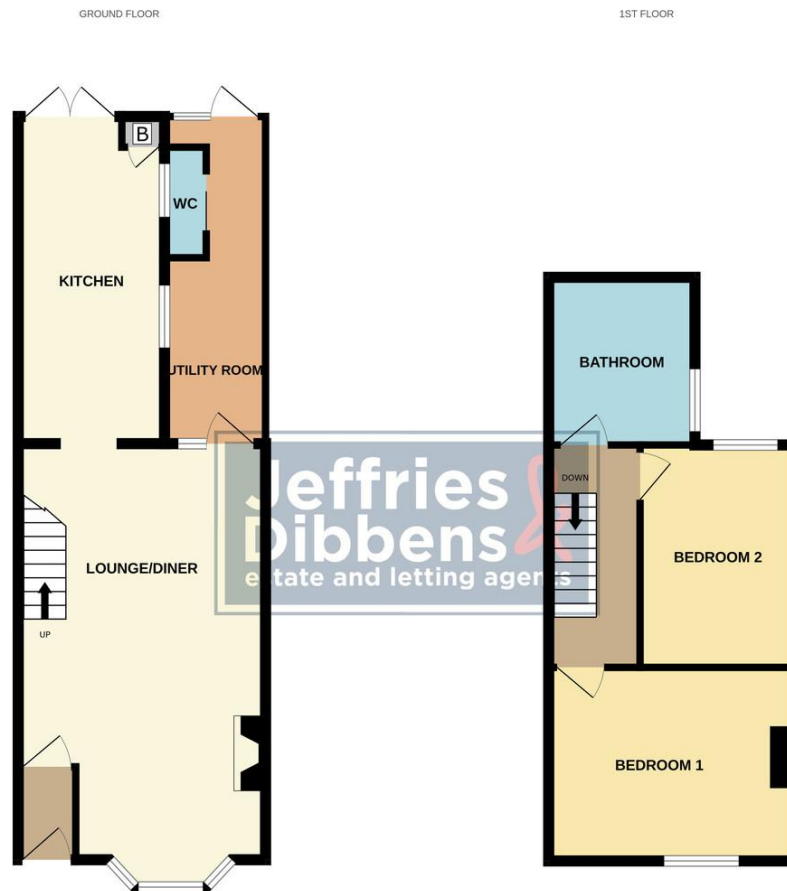
**BATHROOM** 7' 10" x 8' 10" (2.40m x 2.71m)

**SOUTH FACING GARDEN**

**AGENT NOTES**

- Freehold
- EPC Rating C
- Council Tax Band B





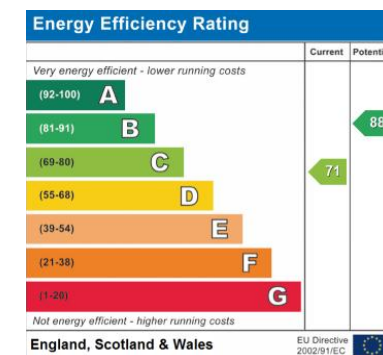
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

**Jeffries  
Dibbens**  
estate and letting agents

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