

£285,000 - £300,000
21 Newlands Avenue
Gosport, PO12 3QX

PROPERTY SUMMARY

Tucked away at the end of a quiet cul-de-sac in central Gosport, we present this three bedroom mid terrace home. This property features two reception rooms which offers desirable potential for open plan living, a separate fitted kitchen, conservatory, upstairs bathroom and a downstairs WC. Also benefitting from a garage which is the width of the enclosed rear garden, there's further potential for off road parking by altering the front garden to a drive. Please contact our Gosport branch to arrange your viewing to see all this property offers.

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ENTRANCE HALL

LOUNGE 11' 5" x 11' 11" (3.49m x 3.64m)

DINING ROOM 9' 10" x 12' 0" (3.02m x 3.66m)

KITCHEN 6' 9" x 14' 3" (2.07m x 4.35m)

CONSERVATORY 13' 5" x 11' 8" (4.11m x 3.57m)

WC

STAIRS & LANDING

BEDROOM 1 10' 10" x 11' 11" (3.32m x 3.65m)

BEDROOM 2 10' 9" x 11' 11" (3.30m x 3.65m)

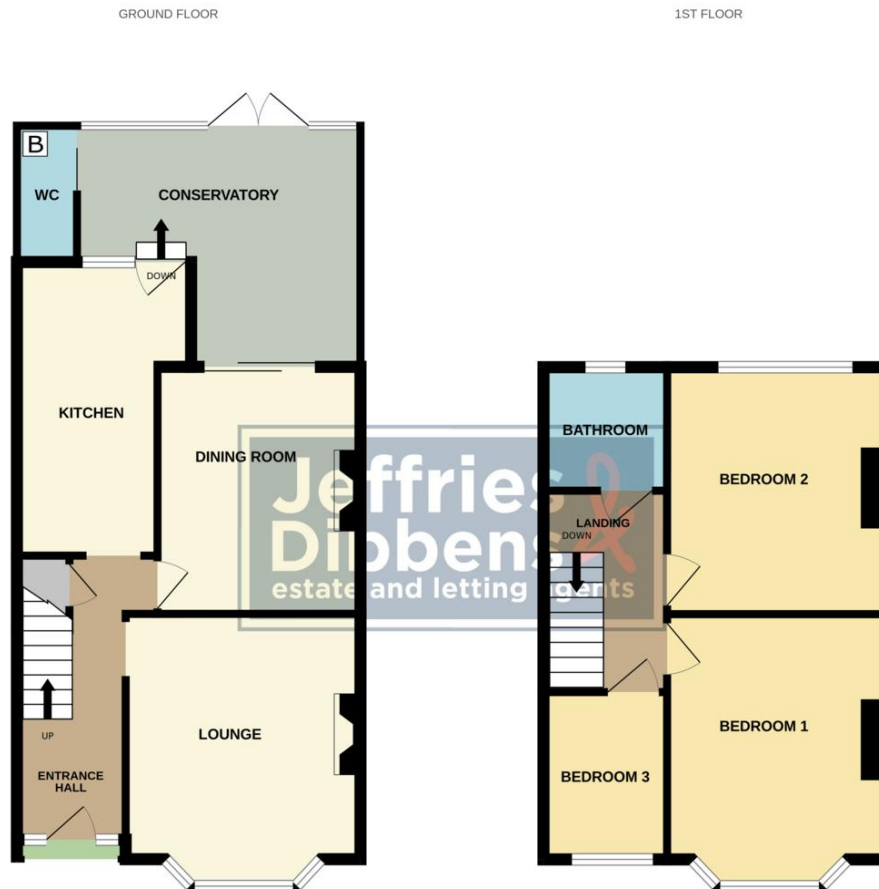
BATHROOM 6' 1" x 6' 0" (1.86m x 1.83m)

BEDROOM 3 5' 11" x 8' 1" (1.81m x 2.48m)

AGENT NOTES

- Freehold
- EPC Rating TBC
- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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

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