

GUIDE PRICE

£270,000 - £285,000

St Edwards Terrace

Gosport, Hampshire, PO12 3HP

This exceptional property has been thoughtfully modernised throughout within the last two years, including the installation of a new boiler, radiators, full electrical rewire with a new fuse board, and comprehensive plastering across all rooms. Offering three well-proportioned bedrooms, the home also boasts a stylish, newly fitted kitchen and contemporary family bathroom, alongside a convenient downstairs cloakroom. The rear garden has been landscaped for low maintenance, providing a pleasant and private outdoor space. Additionally, off-road parking is available to the rear of the property. Presented in excellent condition and requiring no further work, this is an ideal family home ready to move into. Internal viewing is highly recommended to fully appreciate the quality and features on offer. Please contact our Gosport office to arrange your viewing. Our phone lines are open until 8pm daily.

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LOUNGE 14' 2" x 10' 1" (4.32m x 3.09m)

KITCHEN / DINER 15' 6" x 11' 10" (4.73m x 3.61m)

WC

STAIRS AND LANDING

BEDROOM ONE 11' 10" x 9' 9" (3.61m x 2.99m)

BEDROOM TWO 11' 10" x 7' 10" (3.62m x 2.40m)

BEDROOM THREE 8' 8" x 7' 2" (2.66m x 2.20m)

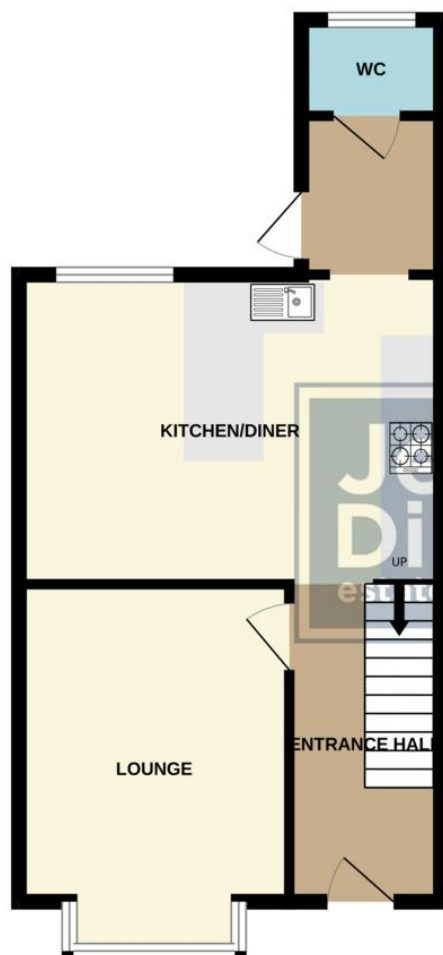
BATHROOM 5' 6" x 5' 3" (1.70m x 1.61m)

GARDEN 59' 3" (18.06m)

PARKING



GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**

Gosport

TENURE

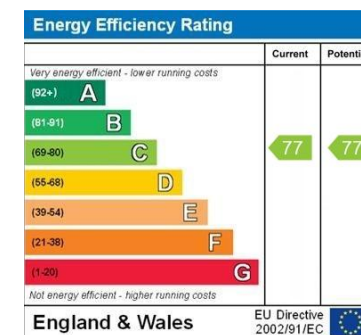
Freehold

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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