

GUIDE PRICE

£265,000 - £275,000

Hill Park Road

Gosport, PO12 3EB

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Located on the popular Hill Park Road is this beautifully presented and extended family home. This fantastic property has so much to offer including a modern kitchen/breakfast room, lounge/diner, three bedrooms, loft room, low maintenance landscaped garden with off road parking and so much more. This property really does need to be viewed to fully appreciate all it has to offer so call our Gosport office today to arrange an internal viewing, phone lines open until 8PM.





ENTRANCE HALL

LOUNGE/DINER 23' 5" x 9' 6" (7.14m x 2.92m)

KITCHEN/BREAKFAST ROOM 18' 8" x 14' 5" (5.7m x 4.4m)

STAIRS TO FIRST FLOOR

BATHROOM 6' 4" x 5' 10" (1.94m x 1.78m)

BEDROOM ONE 13' 0" x 8' 11" (3.98m x 2.74m)

BEDROOM TWO 10' 11" x 9' 11" (3.35m x 3.03m)

BEDROOM THREE 11' 1" x 6' 4" (3.38m x 1.94m)

STAIRS TO LOFT AREA

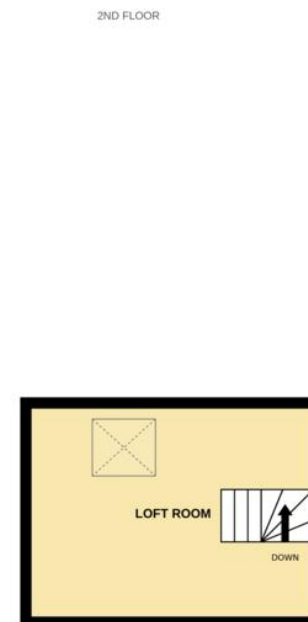
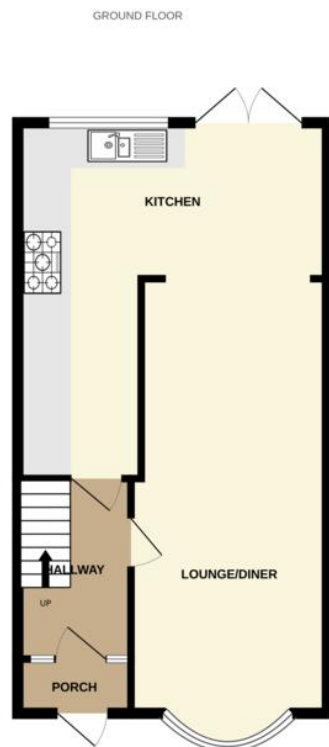
LOFT AREA 18' 8" x 14' 9" (5.7m x 4.5m)

LANDSCAPE GARDEN WITH OFF ROAD PARKING

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(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.

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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