



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.

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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)

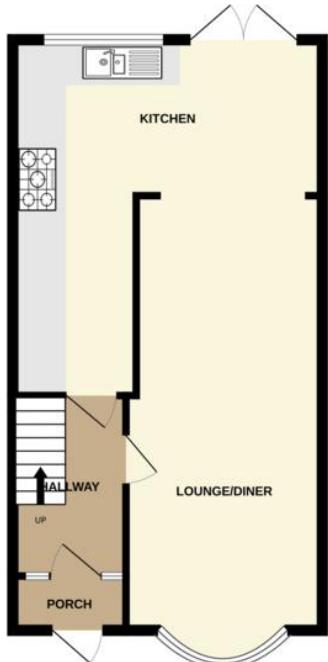
LANDSAPE GARDEN WITH OFF ROAD PARKING

AGENTS NOTE Freehold

Council Tax Band C



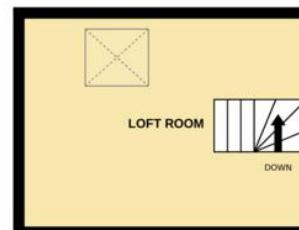
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	87
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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.



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

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