

OFFERS IN EXCESS OF

£267,500

Nursery Close

Bridgemary, Gosport, Hampshire, PO13 0TH

Situated in a highly requested area of Bridgemary, this property is located in a quiet cul-de-sac and presents an excellent opportunity for buyers looking to add value. The home benefits from a spacious, extended kitchen/breakfast room, ideal for modern family living. Additional features include a southerly facing rear garden, a garage, and off-road parking and open plan living area. With no forward chain, the property offers a smooth and straightforward purchase process. Early viewing is highly recommended to fully appreciate the potential on offer. Contact our Gosport team today to arrange your viewing — phone lines are open until 8pm.

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ENTRANCE HALLWAY

LOUNGE/DINER 24' 6" x 11' 10" (7.49m x 3.63m)

KITCHEN/BREAKFAST ROOM 19' 11" x 18' 5" (6.08m x 5.63m)

WC

STAIRS & LANDING

BEDROOM ONE 12' 10" x 10' 11" (3.92m x 3.34m)

BEDROOM TWO 11' 1" x 10' 0" (3.39m x 3.07m)

BEDROOM THREE 8' 11" x 8' 0" (2.72m x 2.44m)

BATHROOM 5' 11" x 5' 6" (1.82m x 1.68m)

GARDEN

GARAGE

OFF ROAD PARKING

AGENTS NOTES Council Tax Band C

Freehold



GROUND FLOOR



1ST FLOOR



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

EPC to follow

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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