

**£340,000**

**7 Lodge Gardens**

Alverstoke, Hampshire, PO12 3PY



## PROPERTY SUMMARY

Nestled in a private cul-de-sac, this well-presented three-bedroom family home offers a comfortable and practical layout, ideal for modern family living. The property features two bright and versatile reception rooms, providing plenty of space for both everyday living and entertaining. The modern fitted kitchen is equipped with contemporary units, integrated appliances, and a convenient breakfast bar, all overlooking the attractive rear garden, making it a pleasant and functional space to cook and dine. Downstairs also benefits from a handy WC, while upstairs you'll find three well-proportioned bedrooms offering ample space for growing families or those in need of a home office, and a stylish four-piece family bathroom. With its peaceful, and sought after location and family-friendly layout, this home is not to be missed. Early viewing is highly recommended.





## **ENTRANCE HALL**

## **DOWNSTAIRS CLOAKROOM**

**LOUNGE** 18' 7" x 18' 4" (5.68m x 5.61m) Maximum measurements

**DINING ROOM** 11' 3" x 8' 7" (3.44m x 2.64m)

**KITCHEN** 11' 5" x 8' 10" (3.49m x 2.71m)

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 1" x 10' 10" (4.01m x 3.31m) Maximum measurements.

## **BEDROOM TWO**

**BEDROOM THREE** 13' 1" x 9' 4" (4.01m x 2.85m)

**BATHROOM** 7' 8" x 8' 8" (2.35m x 2.66m)

**GARAGE** In Block

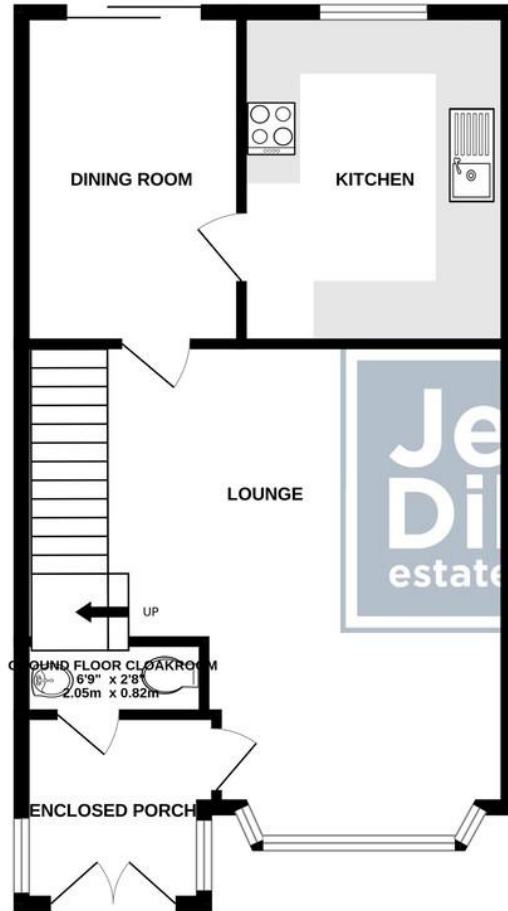
## **FRONT AND REAR GARDENS**

## **AGENTS NOTES**

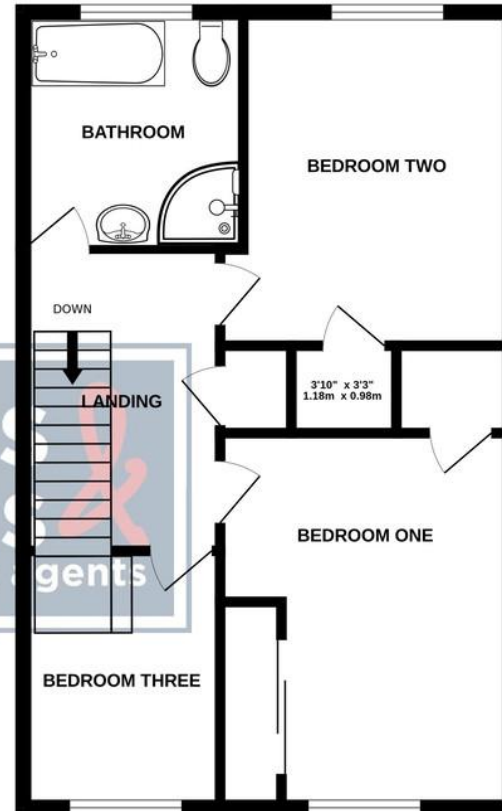
Freehold- Estate Management Fee payable  
Council Tax Band D



GROUND FLOOR



1ST FLOOR

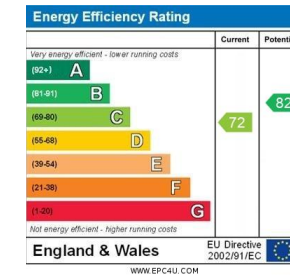


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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.

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