

GUIDE PRICE

£450,000 - £475,000

6 Grafton Close

Priddy's Hard, Gosport, Hampshire, PO12 4GD

We are delighted to present this well-maintained four-bedroom detached home, positioned in a sought-after cul-de-sac within the Priddy's Hard development. The property offers generous living accommodation, including a welcoming entrance hall, ground floor cloakroom, integral garage with power and lighting, spacious living area, modern kitchen and a conservatory overlooking the enclosed, southerly facing rear garden. The master bedroom benefits from an en-suite shower room, complementing the three further bedrooms and family bathroom. A block-paved driveway provides off-road parking, and the property has been carefully maintained by the current owners, who are moving locally with a complete chain. Homes of this size and location rarely come to market, and early viewing is strongly recommended through our Gosport office.





ENTRANCE HALL

WC

LIVING ROOM 17' 5" x 13' 10" (5.33m x 4.22m)

DINING ROOM 10' 7" x 8' 9" (3.25m x 2.67m)

KITCHEN 10' 11" x 8' 11" (3.33m x 2.72m)

CONSERVATORY 10' 4" x 9' 10" (3.15m x 3.00m)

STAIRS AND LANDING

BEDROOM ONE 15' 5" x 8' 11" (4.70m x 2.72m)

ENSUITE

BEDROOM TWO 10' 5" x 8' 11" (3.18m x 2.74m)

BEDROOM THREE 8' 11" x 8' 11" (2.74m x 2.72m)

BEDROOM FOUR 7' 10" x 6' 11" (2.39m x 2.11m)

BATHROOM

GARDEN Southerly Facing

GARAGE

PARKING TO FRONT



GROUND FLOOR



1ST FLOOR

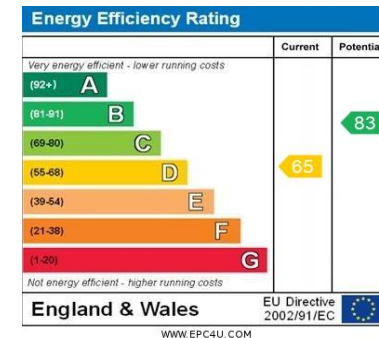


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

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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