

DIMON

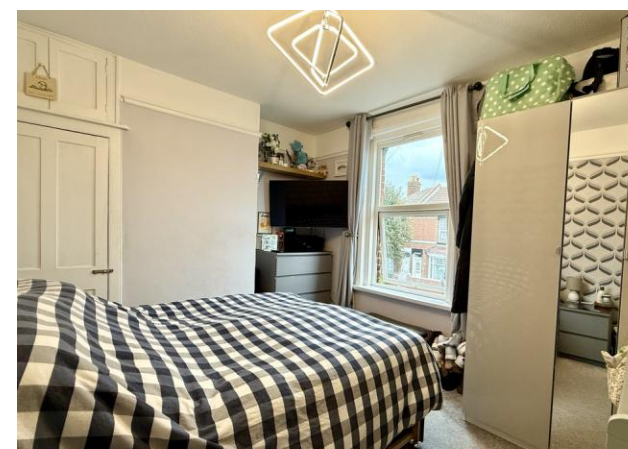
Jeffries & Dibbens
FOR SALE
023 9260 2155

£225,000

30 Whitworth Road

Gosport, Hampshire, PO12 3NN

Located in a popular residential area, this spacious 2-bedroom mid-terraced home is ideally situated close to local amenities, schools, and transport links. The property features a generous lounge, a modern fitted kitchen, upstairs, the property benefits from two well-proportioned bedrooms and a stylish family bathroom with modern fixtures and fittings. Outside, a south-facing garden offers plenty of natural light and outdoor space, this home combines convenience with comfortable living. Perfect for first-time buyers or investors. Viewing comes highly recommended.





ENTRANCE HALL

LOUNGE 22' 5" x 9' 011" (6.83m x 3.02m) MAX

KITCHEN 14' 3" x 8' 0" (4.34m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 3" x 10' 0" (4.04m x 3.05m)

BEDROOM TWO 9' 10" x 8' 11" (3m x 2.72m)

BATHROOM

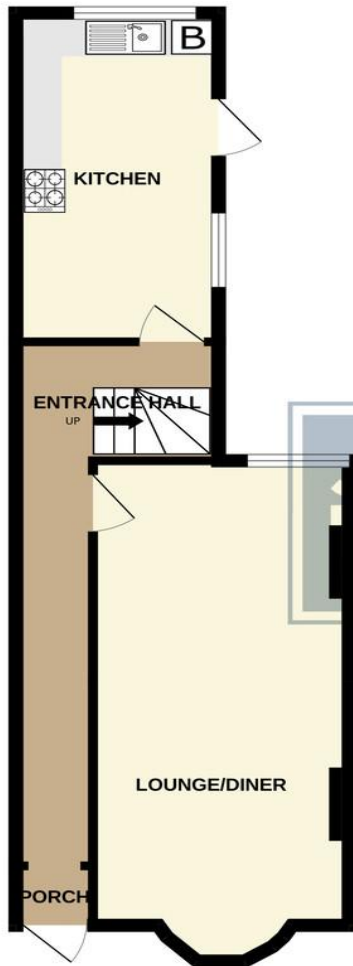
OUTSIDE

FRONT & REAR GARDEN

AGENT NOTES



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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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estate and letting agents

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