

GUIDE PRICE

£240,000 - £250,000

38 Beryton Road

Gosport, Hampshire, PO12 4RU

This well-presented three-bedroom semi-detached house has been tastefully modernised throughout and offers excellent potential for off-road parking. The property features a welcoming entrance porch, a cosy lounge, and a contemporary fitted kitchen. Additional benefits include double glazing, gas central heating, and a generous rear garden complete with an outbuilding – ideal for storage or a workshop. Contact our Gosport team today to arrange your viewing. Phone lines are open until 8PM.





ENTRANCE PORCH

LOUNGE 13' 10" x 13' 1" (4.23m x 4.00m)

KITCHEN 10' 0" x 8' 3" (3.05m x 2.52m)

BATHROOM 8' 5" x 4' 10" (2.58m x 1.49m)

STAIRS & LANDING

BEDROOM ONE 13' 2" x 10' 8" (4.02m x 3.26m)

BEDROOM TWO 11' 8" x 8' 7" (3.56m x 2.64m)

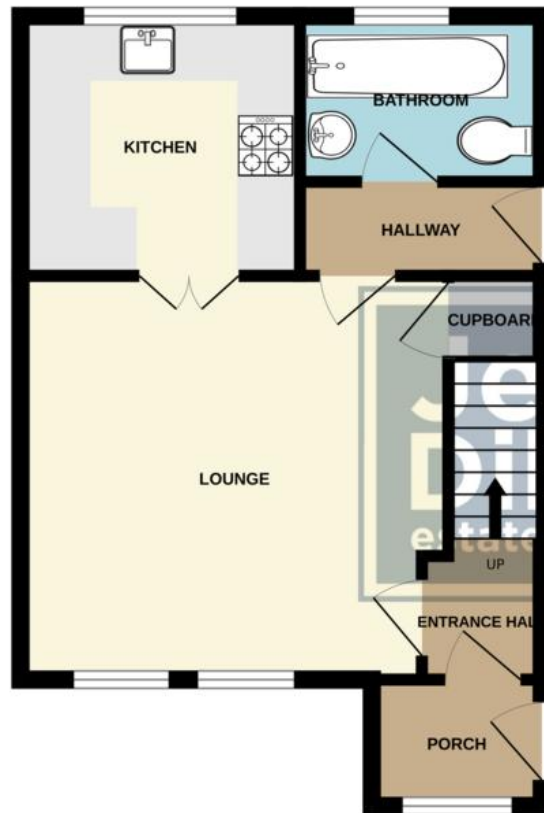
BEDROOM THREE 8' 3" x 7' 4" (2.54m x 2.26m)

GARDEN

GARDEN OUTBUILDING



GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC Awaited

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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