

GUIDE PRICE

£285,000 - £305,000

Merstone Road

Bridgemary, Gosport, Hampshire, PO13 0PB

This beautifully extended three-bedroom home offers generous living space, ideal for modern family life. Fully renovated in 2020, the property has been thoughtfully upgraded throughout, including complete replastering, new electrics, and a new boiler. At the heart of the home is a spacious kitchen/dining area, featuring a quality Magnet kitchen with integrated appliances, a range cooker, and a striking lantern skylight that fills the space with natural light. French doors open onto a landscaped rear garden, perfect for outdoor entertaining. Additional benefits include three spacious bedrooms, a ground floor study ideal for home working, and a convenient downstairs WC. This property is presented in excellent condition and ready to move into. To arrange your viewing, please contact the Gosport team. Phone lines are open until 8 PM.





ENTRANCE HALLWAY

LIVING ROOM 22' 9" x 10' 9" (6.94m x 3.30m)

KITCHEN / DINING ROOM 23' 4" x 13' 3" (7.12m x 4.06m)

STUDY 6' 10" x 4' 7" (2.10m x 1.42m)

WC

STAIRS AND LANDING

BEDROOM ONE 13' 3" x 10' 0" (4.05m x 3.07m)

BEDROOM TWO 11' 1" x 11' 0" (3.38m x 3.37m)

BEDROOM THREE 10' 7" x 7' 8" (3.24m x 2.34m)

BATHROOM 5' 8" x 5' 5" (1.75m x 1.67m)

WC

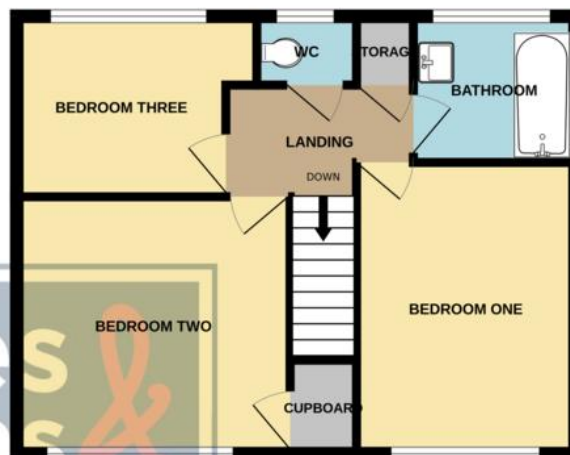
GARDEN 41' 2" (12.55m)



GROUND FLOOR



1ST FLOOR

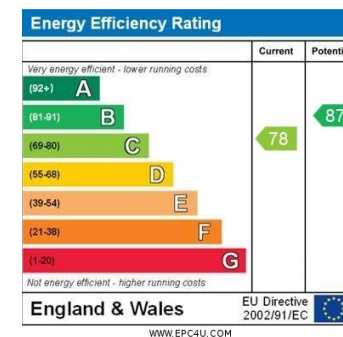


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

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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**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk