

**Jeffries & Dibbens**  
**FOR SALE**  
023 9260 2155  
jdea.co.uk

**£220,000**  
**Fraser Road**  
Gosport, PO13 0UD

## PROPERTY SUMMARY

Located in a popular residential area, this three-bedroom family home offers practical living accommodation across two floors, perfect for growing families or those looking to upsize. The ground floor comprises of two reception rooms, offering versatile space for a lounge, dining room, or even a home office setup. To the rear, a bright and airy conservatory extends the living space. The kitchen is well-equipped with ample cupboard space and worktops. A convenient downstairs cloakroom adds to the practicality of the layout. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. Outside, the home benefits from a private rear garden, while a garage is located in a nearby block, offering additional storage or secure parking.





#### **ENTRANCE HALL**

**KITCHEN** 8' 5" x 8' 3" (2.58m x 2.54m)

**DINING ROOM** 11' 10" x 7' 2" (3.63m x 2.19m)

**LOUNGE** 15' 0" x 10' 3" (4.58m x 3.14m)

**CONSERVATORY** 12' 11" x 9' 4" (3.95m x 2.85m)

#### **CLOAKROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 16' 6" x 8' 2" (5.04m x 2.50m)

**BEDROOM TWO** 10' 10" x 8' 8" (3.31m x 2.65m)

**BEDROOM THREE** 10' 5" x 6' 5" (3.18m x 1.97m)

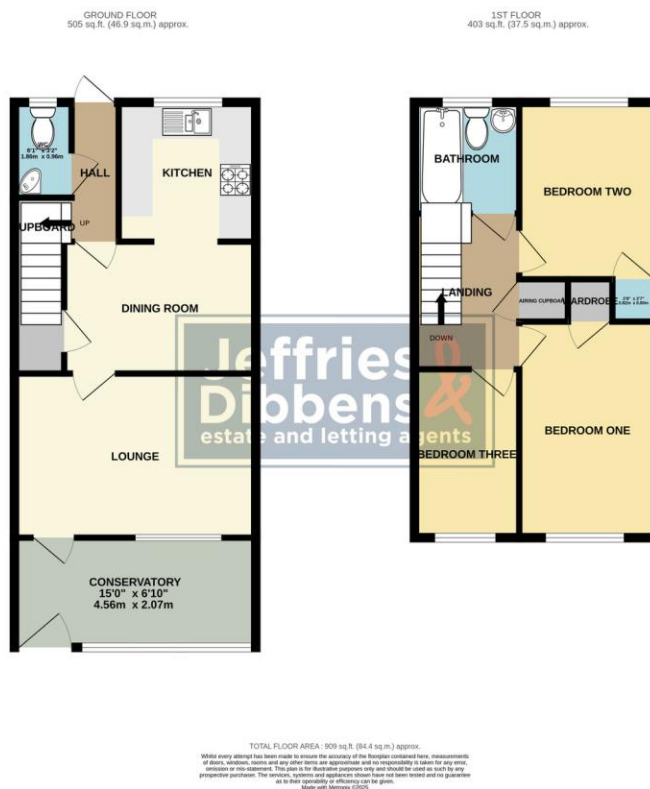
#### **BATHROOM**

#### **OUTSIDE**

#### **FRONT AND REAR GARDENS**

#### **GARAGE IN BLOCK**



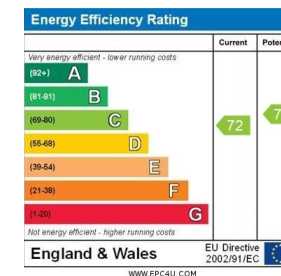


**LOCAL AUTHORITY**  
Gosport Borough Council

**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.

**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