

Guide Price £300,000-£315,000

25 Launceston Close

Priddys Hard, Gosport, PO12 4GE

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Located just a short stroll from the picturesque harbour shoreline, this beautifully presented three bedroom modern semi detached family home offers the perfect blend of coastal living and contemporary comfort. Step inside to find a bright and spacious living area, complemented by a modern kitchen/diner and conservatory. The property boasts three bedrooms, including a generous master with ensuite, and upstairs bathroom. Outside, enjoy a low maintenance private garden, along with off-road parking and a garage. Contact our Gosport team today to arrange your internal viewing. Call our Gosport office now to arrange an internal inspection and avoid missing out - Phone lines are open until 8PM.





ENTRANCE HALL

CLOAKROOM

LOUNGE 17' 7" x 14' 5" (5.36m x 4.4m)

KITCHEN/DINER 14' 5" x 8' 11" (4.4m x 2.72m)

CONSERVATORY 12' 9" x 10' 2" (3.89m x 3.12m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 6" x 8' 5" (3.53m x 2.57m)

ENSUITE

BEDROOM TWO 10' 5" x 8' 0" (3.18m x 2.44m)

BEDROOM THREE 8' 7" x 5' 8" (2.64m x 1.75m)

BATHROOM

GARDEN

GARAGE AND OFF ROAD PARKING

AGENTS NOTE





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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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