

GUIDE PRICE

£250,000 – £260,000

15 Grayshott Road

Gosport, Hampshire, PO12 3RP

Beautifully presented throughout, this attractive home is tucked away in a quiet cul-de-sac and has been thoughtfully modernised in recent years. The property offers two well-proportioned bedrooms, a contemporary kitchen, and a stylish bathroom. Outside, the low-maintenance landscaped garden provides a pleasant space to relax, while the driveway and a separate allocated parking space accommodate two vehicles.

Please contact the Gosport team to arrange your viewing. Phone lines are open until 8pm.





ENTRANCE HALLWAY

LIVING ROOM 11' 8" x 10' 10" (3.58m x 3.31m)

KITCHEN/BREAKFAST ROOM 13' 10" x 8' 10" (4.23m x 2.71m)

STAIRS AND LANDING

BEDROOM ONE 11' 8" x 10' 10" (3.58m x 3.31m)

BEDROOM TWO 9' 10" x 8' 2" (3.00m x 2.50m)

BATHROOM 6' 2" x 5' 6" (1.90m x 1.70m)

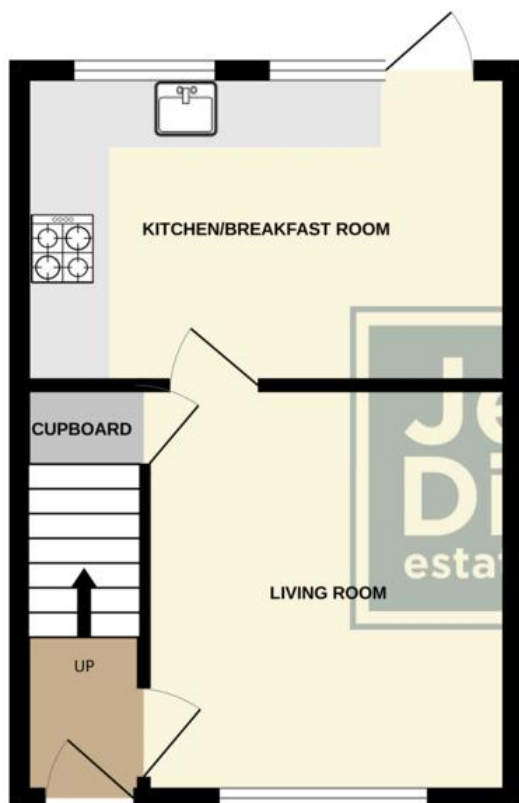
GARDEN 27' 10" (8.5m)

DRIVEWAY

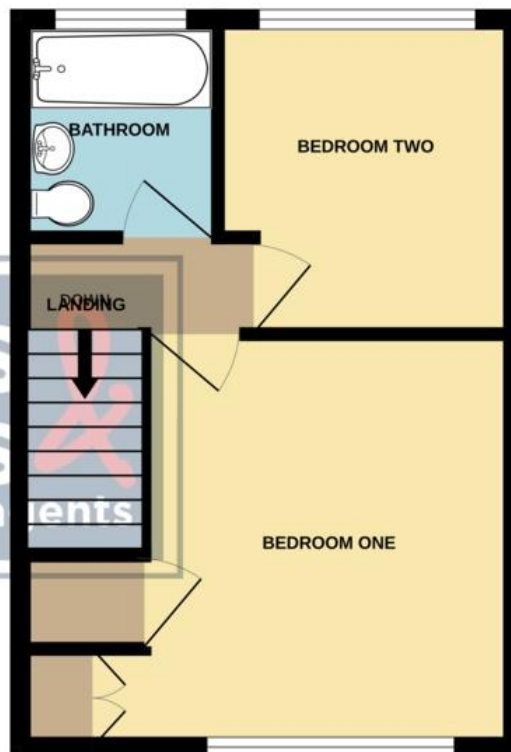
ALLOCATED PARKING SPACE



GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



LOCAL AUTHORITY

Gosport

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(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		

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