

GUIDE PRICE

£325,000 - £335,000

4 Teal Walk

Peel Common, Gosport, Hampshire, PO13 0RX

Situated on a well-kept residential estate, this beautifully presented and extended three bedroom semi-detached family home delivers impressive, modern living space designed for both comfort and style. The heart of the home is a stunning open-plan living area, enhanced by a log-burning stove, dual-aspect bi-fold doors that open seamlessly onto the garden with a contemporary fully fitted kitchen completing the ground floor. Upstairs offers three generously proportioned bedrooms and an elegant four piece family bathroom. Outside, the landscaped rear garden provides a private and attractive space for outdoor dining and entertaining. To arrange your viewing, contact the Gosport team today. Telephone lines are open until 8pm.

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Entrance Porch

Entrance Hall

Kitchen - 10'8" (3.25m) x 9'1" (2.77m)

Open Plan Living Area

Lounge / Dining Room - 20'8" (6.3m) x 12'6" (3.81m)

Family Room / Sun Room - 12'9" (3.89m) x 10'5" (3.18m)

Stairs & Landing

Bedroom One - 12'0" (3.66m) x 9'6" (2.9m)

Bedroom Two - 12'8" (3.86m) x 9'0" (2.74m)

Bedroom Three - 9'4" (2.84m) x 8'2" (2.49m)

Bathroom

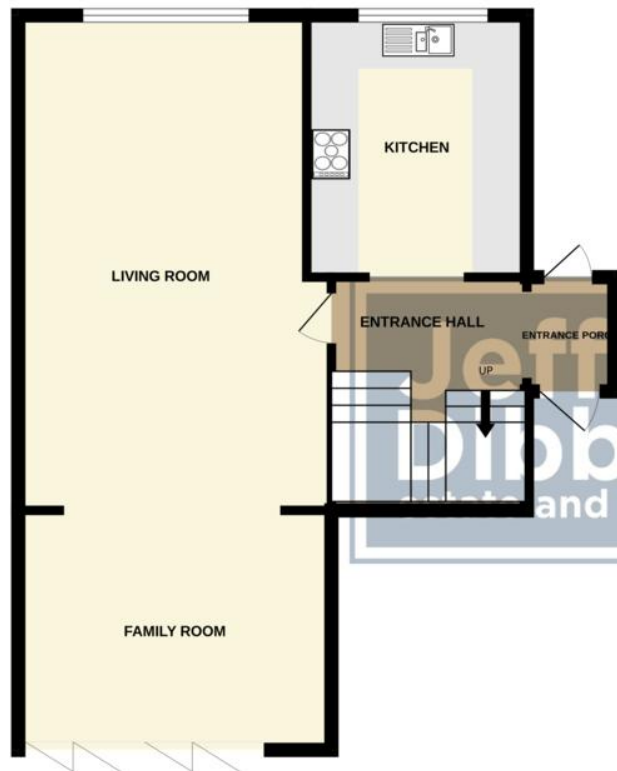
Garden

Garage With Parking In Front

Leasehold, balance of a 999 year lease from 1st May 1963 / £5 ground rent PA



GROUND FLOOR



1ST FLOOR



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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LOCAL AUTHORITY

Gosport

TENURE

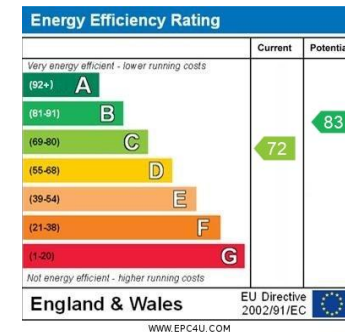
Leasehold

COUNCIL TAX BAND

Band

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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estate and letting agents

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