



OFFERS IN EXCESS OF
£285,000

61 Montgomery Road
Bridgemary, Gosport, PO13 0UZ

PROPERTY SUMMARY

Located on the outskirts of Gosport and nestled away in a quiet but popular road is this three bedroom family home which has been refurbished and adapted over time to an exceptional standard. This property includes three generous bedrooms, modern four piece family bathroom, spacious lounge/diner, modern extended kitchen, downstairs WC, private enclosed rear garden with summerhouse and so much more. The property really needs to be seen to be appreciated so to avoid missing out on this fantastic family home please call the Gosport office to arrange a viewing.

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ENTRANCE HALL

CLOAKROOM

LOUNGE/DINER 12' 9" x 21' 6" (3.89m x 6.56m)

KITCHEN 13' 8" x 11' 10" (4.19m x 3.62m)

CONSERVATORY 9' 6" x 9' 5" (2.92m x 2.89m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 4" x 12' 9" (3.78m x 3.91m)

BEDROOM TWO 13' 3" x 9' 2" (4.04m x 2.80m)

BEDROOM THREE 12' 4" x 6' 9" (3.77m x 2.06m)

FAMILY BATHROOM

WORKSHOP/SUMMERHOUSE

AGENTS NOTE

Freehold
Non Standard Construction

Council Tax Band B



GROUND FLOOR

1ST FLOOR



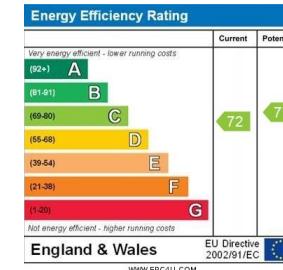
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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.



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