



£325,000
1 Founders Way
Bridgemary, Gosport, Hampshire, PO13 0LR

Located in a quiet cul-de-sac on the outskirts of Gosport, this beautifully presented and well-maintained three-bedroom semi-detached home offers comfortable and versatile living, ideal for families or professionals alike looking for minimal updating. The property is ready to move into and features spacious accommodation throughout, including a modern fitted kitchen with a separate utility area, a downstairs WC, three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from a driveway providing parking for two vehicles, along with an enclosed wrap-around rear garden. An outbuilding with power, currently used as a bar, offers excellent flexibility and could easily be adapted as a home office, gym or hobby space. This is a fantastic opportunity to purchase a well-presented home in a convenient and sought-after location. Early viewing is highly recommended. Please contact the Jeffries & Dibbens Gosport team to arrange your appointment – phone lines open until 8PM.

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Entrance Hall

Downstairs WC

Lounge/Diner (7.24m x 3.86m (23'9 x 12'8)

Kitchen (3.10m x 2.95m (10'2 x 9'8)

Utility Room (2.82m x 1.40m (9'3 x 4'7)

Bedroom One (3.51m x 3.43m (11'6 x 11'3)

Bedroom Two (3.68m x 3.43m (12'1 x 11'3)

Bedroom Three (2.54m x 2.49m (8'4 x 8'2)

Bathroom (2.44m x 2.16m (8'0 x 7'1)

Front Driveway

Garden Bar (4.27m x 2.79m (14'0 x 9'2)

AGENTS NOTES Non Standard Construction



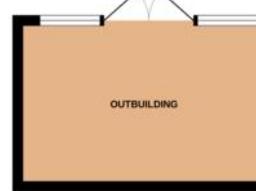
GROUND FLOOR
524 sq ft. (48.7 sq.m.) approx.



1ST FLOOR
434 sq ft. (40.3 sq.m.) approx.



2ND FLOOR
127 sq ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.

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.

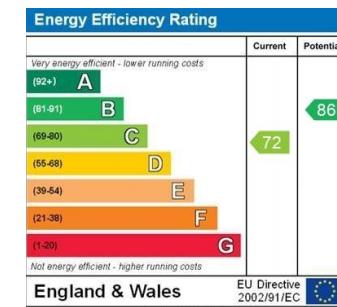
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LOCAL AUTHORITY
Gosport Borough Council

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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