

**£190,000 - £200,000**

**3 Marlin Close**

Gosport, Hampshire, PO13 9UZ

## PROPERTY SUMMARY

Jeffries & Dibbens estate agents are pleased to offer to the market this contemporary family home located in the popular Rowner area and offered with no onward chain. The accommodation comprises of a kitchen/diner, two double bedrooms, bright lounge, first floor family bathroom, south westerly facing garden, gas central heating and off road parking. Viewings come highly recommended so call our Gosport office now to arrange an internal inspection. Phone lines open till 8PM.





**LOUNGE** 13' 1" x 11' 0" (3.99m x 3.36m)

**KITCHEN/BREAKFAST ROOM** 13' 9" x 8' 1" (4.21m x 2.48m)

**STAIRS AND LANDING**

**BEDROOM ONE** 11' 3" x 10' 5" (3.43m x 3.18m)

**BEDROOM TWO** 10' 0" x 7' 11" (3.05m x 2.43m)

**BATHROOM** 6' 8" x 5' 6" (2.05m x 1.69m)



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.



**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk