

£300,000
14 Austerberry Way
Gosport, PO13 0BY

Spacious and beautifully extended, this four-bedroom semi-detached home offers flexible and versatile living accommodation, making it ideal for growing families. Occupying a generous south-facing plot, the property benefits from a large rear garden with rear access via an alleyway, providing both practicality and excellent outdoor space. Inside, you'll find generously sized bedrooms, a stunning open-plan kitchen/dining room, and a layout designed to suit modern family life. Further benefits include solar panels, adding to the home's energy efficiency, along with a wealth of additional features that truly need to be seen to be appreciated. Early viewing is highly recommended. Please contact our Gosport Jeffries & Dibbens team today to arrange your appointment. Phone lines are open until 8:00 PM.





KITCHEN/DINER 18' 10" x 13' 5" (5.75m x 4.11m)

LIVING ROOM 18' 9" x 10' 9" (5.72m x 3.28m)

RECEPTION ROOM TWO / BEDROOM FOUR 12' 7" x 11' 1" (3.86m x 3.40m)

SHOWER ROOM

STAIRS AND LANDING

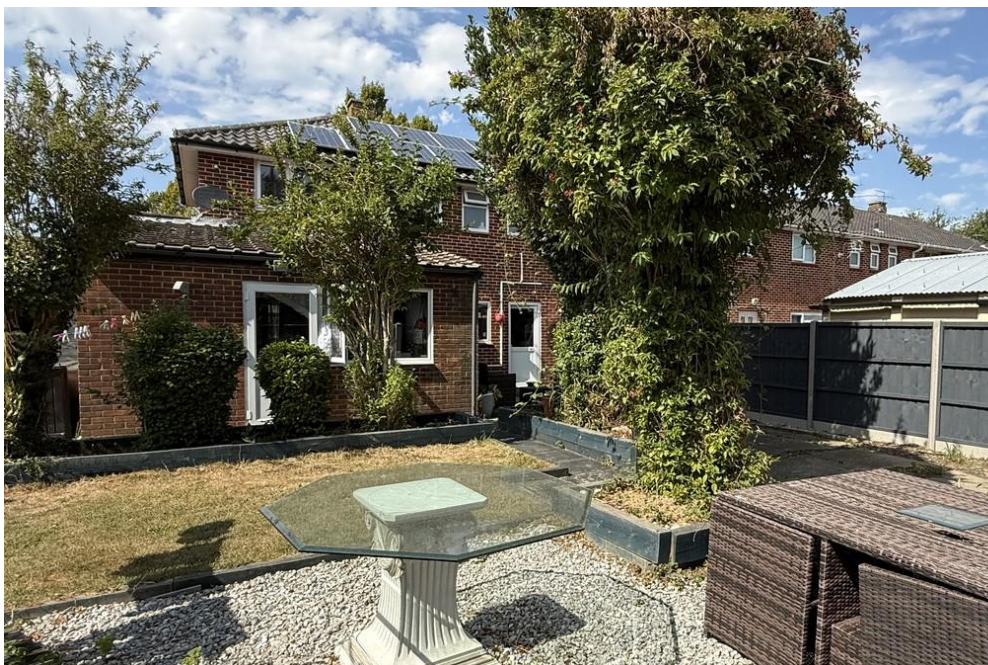
BEDROOM ONE 10' 4" x 10' 3" (3.16m x 3.13m)

BEDROOM TWO 10' 11" x 9' 6" (3.34m x 2.92m)

BEDROOM THREE 8' 4" x 7' 9" (2.56m x 2.38m)

SHOWER ROOM 6' 3" x 5' 5" (1.91m x 1.67m)

GARDEN





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	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.

**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