

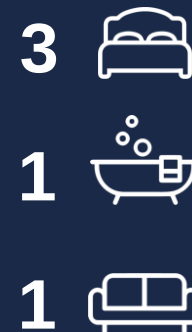
GUIDE PRICE

£260,000 - £270,000

3 Fanfare Close

Alver Village, Gosport, Hampshire, PO13 8NE

Situated in the highly sought-after Alver Village, this beautifully presented three-bedroom family home enjoys a convenient location close to excellent local schools, a range of shops and amenities, and is within walking distance of Alver Valley Country Park, offering fantastic outdoor space for families, dog walkers, and nature lovers alike. The property boasts a master bedroom with en-suite and fitted wardrobes, a convenient ground floor cloakroom, and a modern fitted kitchen with ample space for a dining table. Additional benefits include gas central heating, double glazing, and allocated parking spaces. Offering a fantastic combination of comfort, style, and practicality, this home is an excellent choice for first-time buyers, growing families, or investors alike. Early viewing is highly recommended. Contact Jeffries & Dibbens Gosport today to arrange your internal inspection. Phone lines are open until 8:00 PM.





ENTRANCE HALL

KITCHEN 11' 8" x 11' 1" (3.56m x 3.38m)

CLOAKROOM

LOUNGE 15' 3" x 10' 2" (4.65m x 3.10m)

FIRST FLOOR LANDING

MASTER BEDROOM 11' 8" x 11' 1" (3.56m x 3.38m)

ENSUITE

BEDROOM TWO 10' 4" x 8' 3" (3.15m x 2.54m)

BEDROOM THREE 10' 4" x 6' 5" (3.15m x 1.96m)

BATHROOM

GARDEN

Maintenance charge per annum to Vivid. Per annum paid to Rowner Community





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

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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**
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