

GUIDE PRICE

**£225,000 - £235,000**

**14 Halliday Close**

Gosport, PO12 4TT



Tucked away in a quiet cul-de-sac, this well-presented two-bedroom end-of-terrace home has been well maintained and is offered in good decorative order throughout. The property features a modern fitted kitchen and bathroom, along with two generously sized bedrooms. To the rear, the southerly facing garden provides an attractive outdoor space that enjoys plenty of natural sunlight. Conveniently located and ideal for a range of buyers, this home is ready to move into and enjoy. To arrange your viewing, please contact the Jeffries & Dibbens Gosport team. Phone lines are open until 8pm.

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#### **ENTRANCE HALL**

**LOUNGE/DINER** 20' 5" x 9' 7" (6.23m x 2.94m)

**KITCHEN** 8' 11" x 8' 0" (2.73m x 2.46m)

**BEDROOM ONE** 12' 9" x 10' 7" (3.90m x 3.25m)

**BEDROOM TWO** 9' 0" x 8' 5" (2.75m x 2.57m)

**BATHROOM** 6' 11" x 5' 8" (2.13m x 1.75m)

#### **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.  
Made with Metagis (2020)

**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             | 73 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  
Dibbensen**  
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