



£560,000

17 Bury Road Hampshire, PO12 3UE

**Jeffries  
Dibbens &**  
estate and letting agents

*Exceptional*

## PROPERTY SUMMARY

A substantial and distinctive residence situated in the heart of Gosport, offering generous and versatile accommodation ideally suited to modern family living. This impressive home features five generously sized bedrooms and four versatile reception rooms, providing abundant space for both everyday life and entertaining. From the moment you enter, the property showcases a wealth of character, highlighted by an elegant entrance hall and staircase that set the tone throughout. At the heart of the home lies a stylish open-plan kitchen and dining area, thoughtfully designed to meet the demands of modern living, with ample room for both family meals and social gatherings. Two separate family rooms provide comfortable and adaptable living spaces, complete with a grand fireplace and a charming log burner. Outside, the property boasts a substantial south-facing garden, ideal for outdoor relaxation and entertaining, while the front offers convenient off-road parking.











TOTAL FLOOR AREA: 2240 sq ft (208 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and are for general guidance purposes only and should not be relied upon. This plan is for illustrative purposes only and should not be used as a basis for any contract. The energy, volume and performance data shown on this plan are for illustrative purposes only and should not be relied upon. The energy, volume and performance data shown on this plan are for illustrative purposes only and should not be relied upon.

**LOCAL AUTHORITY**  
 Gosport Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**VIEWINGS**  
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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.



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