

£185,000
11 Cambridge Road
Gosport, PO12 3ED

PROPERTY SUMMARY

This two-bedroom mid-terraced property offers an excellent opportunity for buyers looking to put their own stamp on a home. Situated in a popular residential area, the house requires modernisation throughout but has great potential to create a comfortable family home or investment property. The accommodation comprises of spacious reception rooms, a kitchen, and a ground floor bathroom. Upstairs, there are two generous double bedrooms. To the rear, there is a private enclosed rear garden.

Offering ample scope for improvement and potential to add value, this property would suit first-time buyers, or investors alike.





ENTRANCE HALL

LOUNGE 15' 3" x 12' 11" (4.65m x 3.96m) Maximum measurements

DINING HALL 10' 11" x 9' 8" (3.34m x 2.97m)

KITCHEN 8' 9" x 8' 7" (2.67m x 2.63m)

BATHROOM

FIRST FLOOR

BEDROOM ONE 13' 0" x 12' 0" (3.98m x 3.66m)

BEDROOM TWO 13' 0" x 10' 11" (3.98m x 3.34m)

OUTSIDE

FRONT & REAR GARDENS



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
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 Metropix ©2025

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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