



GUIDE PRICE

**£317,500 - £325,000**

**23 Braemar Road**

Bridgemary, Gosport, PO13 0XY

## PROPERTY SUMMARY

Beautifully presented, this charming two-bedroom chalet-style semi-detached bungalow offers spacious and versatile accommodation throughout. The property features two generous reception rooms, along with two well-proportioned bedrooms with the principal further benefiting from an en-suite shower room. Externally, the home enjoys a westerly-facing rear garden, perfect for making the most of the afternoon and evening sun. There is also potential to create off-road parking in the future.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Please contact the Jeffries & Dibbens Gosport team to arrange your internal viewing – our phone lines are open until 8pm.





#### **ENTRANCE HALL**

**LOUNGE** 16' 11" x 16' 8" (5.16m x 5.10m) maximum measurements

**DINING ROOM** 14' 4" x 9' 3" (4.38m x 2.84m)

**KITCHEN** 16' 3" x 8' 4" (4.96m x 2.55m)

#### **BATHROOM**

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM** 13' 0" x 10' 11" (3.97m x 3.34m)

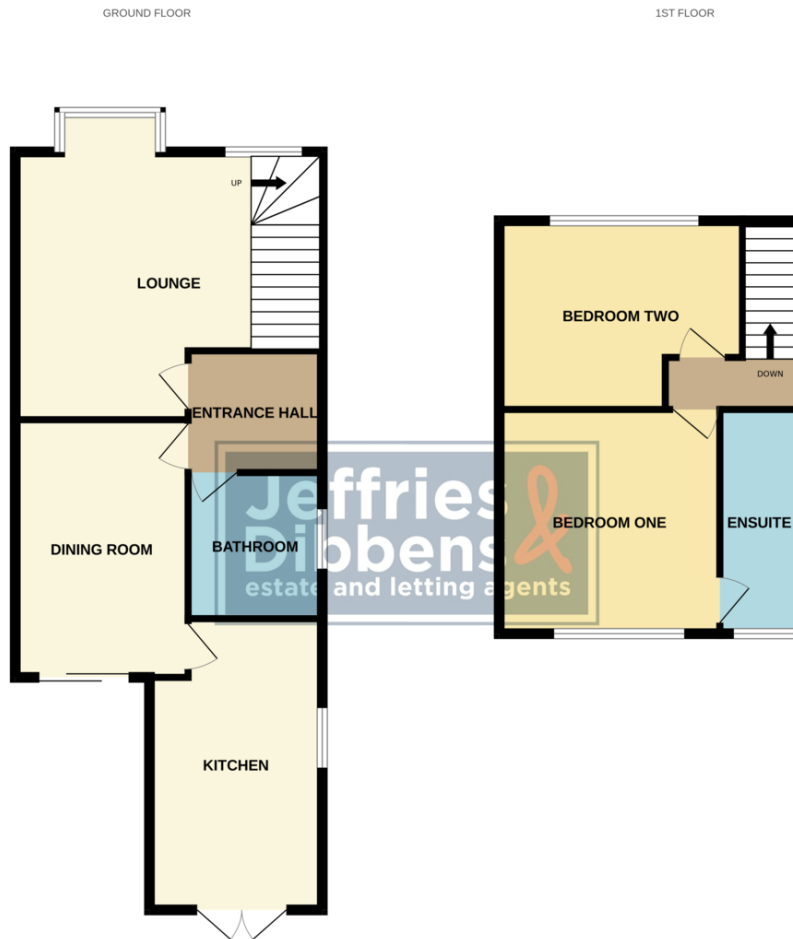
#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO** 13' 3" x 9' 2" (4.04m x 2.81m) maximum measurements

#### **OUTSIDE**

#### **REAR ENCLOSED GARDEN**





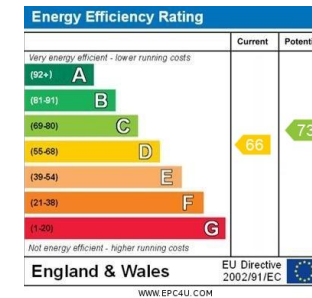
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**VIEWINGS**  
By prior appointment only



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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