

£325,000
1 Clipper Close

Gosport, Hampshire, PO12 3DW

PROPERTY SUMMARY

Tucked away in a private cul de sac, this well-presented three-bedroom semi-detached property offers flexible and versatile living accommodation, making it an ideal home for a range of buyers. The ground floor features a modern kitchen/dining room, providing a sociable and practical space for everyday living and entertaining, bedroom three/study along with a convenient shower room. To the first floor are two well-proportioned bedrooms and a family bathroom, with the property presented in great condition throughout. Outside, the well-maintained garden offers a pleasant and established setting, with mature shrubs and planting providing a good degree of privacy. To the front, there is off-road parking for two vehicles, while side access leads conveniently through to the rear garden. The property is offered for sale with no forward chain, making it an appealing option for those looking for a straightforward move.

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Entrance Hall

Lounge - 14'5" (4.39m) x 13'11" (4.24m)

Kitchen / Dining Room - 20'0" (6.1m) x 8'10" (2.69m)

Bedroom 1 - 13'5" (4.09m) Plus Recess x 8'0" (2.44m)

Shower Room

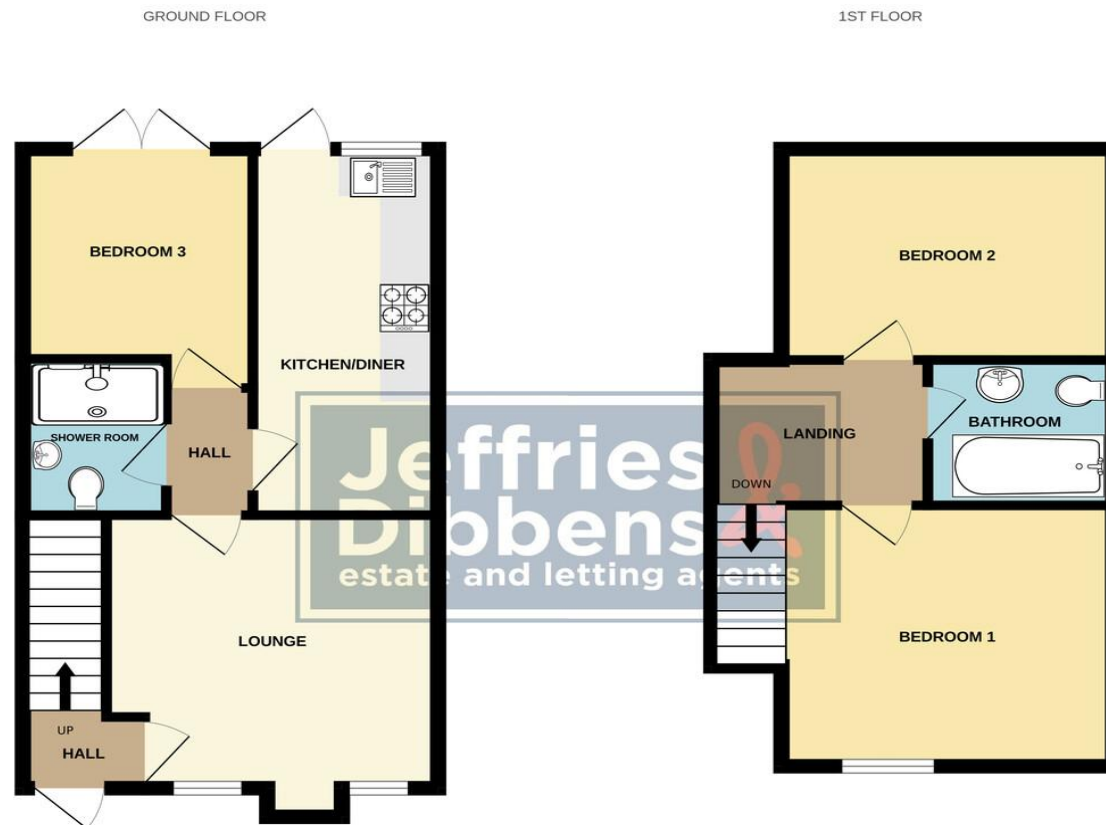
Stairs & Landing

Bedroom Two - 14'7" (4.45m) x 10'10" (3.3m)

Bedroom Three - 12'8" (3.86m) x 10'11" (3.33m)

Bathroom

AGENTS NOTE Estate Charge of £350.00 per annum



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 D

VIEWINGS
By prior appointment only

EPC to follow

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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