

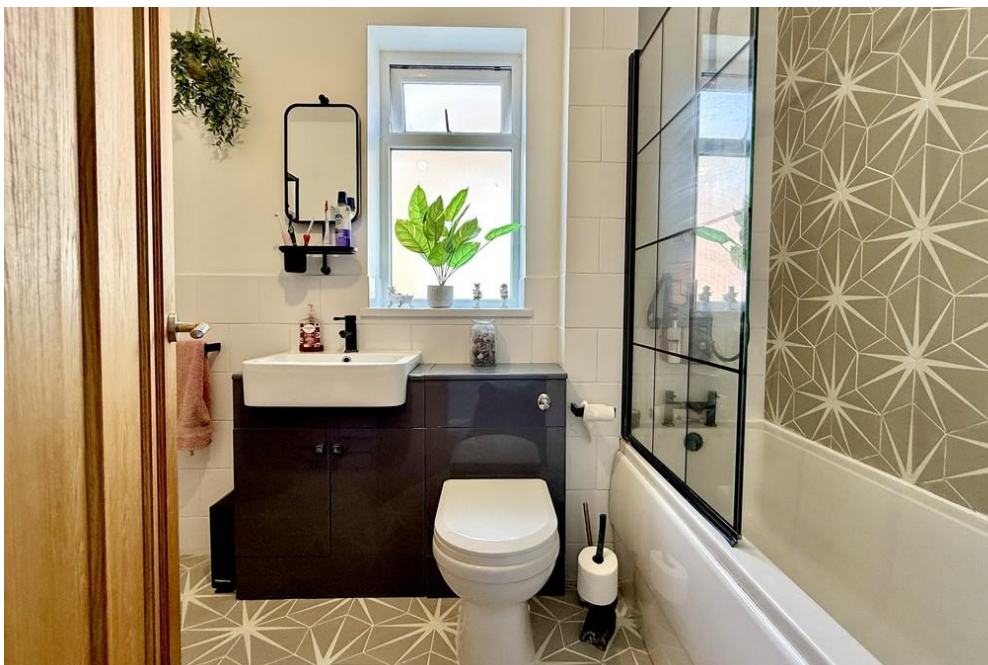


GUIDE PRICE
£310,000 - £325,000
3 Teal Walk
Peel Common, Gosport, Hampshire, PO13 0RX

Located in the well-established and sought-after Peel Common area, this beautifully presented three-bedroom semi-detached home is ideally positioned close to a selection of well-regarded schools, local amenities and transport links. The property has been extensively refurbished throughout in recent years to a high standard, creating a modern and well-maintained home ready for immediate occupation. The accommodation includes a contemporary fitted kitchen, stylish family bathroom and three generously proportioned bedrooms. Externally, the property benefits from a south-westerly facing rear garden, providing an excellent space for outdoor entertaining and enjoying the afternoon and evening sun. Further advantages include a garage, off-road parking and the rare benefit of the freehold being included within the sale.

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ENTRANCE HALL

KITCHEN 10' 9" x 8' 11" (3.29m x 2.73m)

LOUNGE / DINER 22' 8" x 12' 5" (6.93m x 3.79m)

CONSERVATORY 12' 2" x 8' 9" (3.72m x 2.69m)

STAIRS AND LANDING

BEDROOM ONE 11' 11" x 9' 10" (3.64m x 3.00m)

BEDROOM TWO 12' 6" x 8' 11" (3.83m x 2.73m)

BEDROOM THREE 9' 3" x 8' 1" (2.82m x 2.47m)

BATHROOM 9' 1" x 5' 6" (2.77m x 1.70m)

GARDEN

GARAGE

AGENTS NOTES Freehold, Estate Charges £676





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 floorplan 12028

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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.



OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk