



GUIDE PRICE
£270,000 - £280,000
Military Road
Gosport, Hampshire, PO12 3TS

Set back from the road and framed by attractive front gardens, this beautifully presented and well-maintained three-bedroom family home offers bright and spacious accommodation throughout. The property features a generous living room that opens into the adjoining dining area, creating versatile open-plan layout ideal for both everyday living and entertaining. Further benefits include three well-proportioned bedrooms and a recently fitted modern shower room. Externally, the home benefits from a private, low-maintenance rear garden and a garage, providing additional storage or parking. Ideally situated close to local shops, bus routes and well-regarded schools, the property is within the Bay House catchment area and conveniently located for Stokes Bay beach. Early viewing is recommended. Please contact the Jeffries & Dibbens Gosport team to arrange an appointment – phone lines are open until 8pm.

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PORCH

LOUNGE 17' 11" x 12' 0" (5.48m x 3.67m)

DINING ROOM 14' 1" x 9' 11" (4.30m x 3.03m)

KITCHEN 12' 1" x 7' 6" (3.70m x 2.29m)

STAIRS AND LANDING

BEDROOM ONE 11' 11" x 9' 10" (3.65m x 3.02m)

BEDROOM TWO 11' 1" x 10' 3" (3.39m x 3.14m)

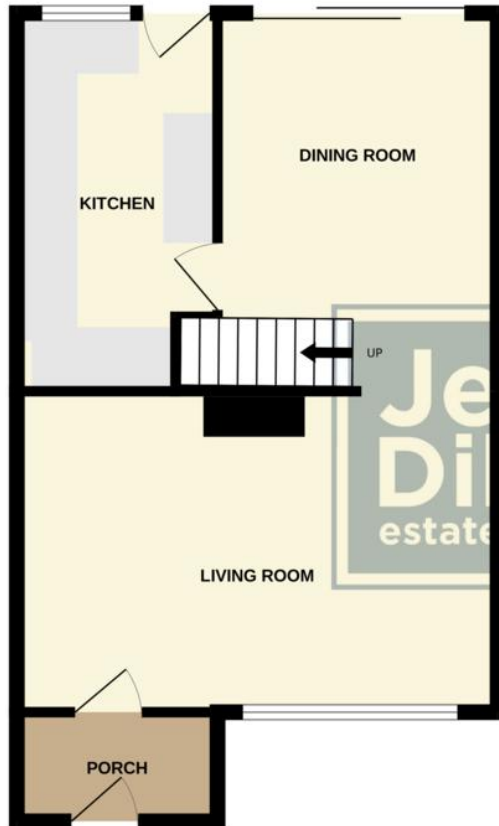
BEDROOM THREE 8' 8" x 7' 7" (2.66m x 2.32m)

BATHROOM 6' 9" x 6' 4" (2.08m x 1.95m)

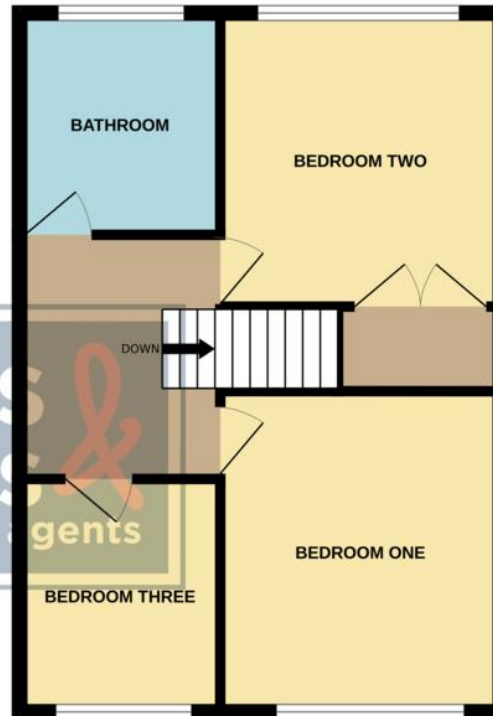
GARAGE



GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**

Gosport

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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
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