



GUIDE PRICE

**£250,000 - £275,000**

**20 Dunkeld Road**

Elson, Gosport, Hampshire, PO12 4NH



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer this three-bedroom end-of-terrace home has been extended to offer generous living space and off-road parking. Situated in Elson, a popular family location with well-regarded schools close by, the property provides an excellent opportunity for buyers looking to move straight in. Offered with no onward chain, this home is ready for immediate occupation. For more information or to arrange your viewing, please contact our Gosport team – phone lines are open until 8pm.







#### **ENTRANCE HALLWAY**

**LIVING ROOM** 14' 5" x 9' 0" (4.41m x 2.76m)

**DINING ROOM** 18' 0" x 9' 1" (5.51m x 2.79m)

**KITCHEN** 9' 1" x 6' 11" (2.78m x 2.13m)

**UTILITY ROOM** 8' 11" x 5' 7" (2.72m x 1.71m)

#### **STAIR AND LANDING**

**BEDROOM ONE** 14' 8" x 10' 5" (4.48m x 3.19m)

**BEDROOM TWO** 11' 4" x 7' 11" (3.46m x 2.43m)

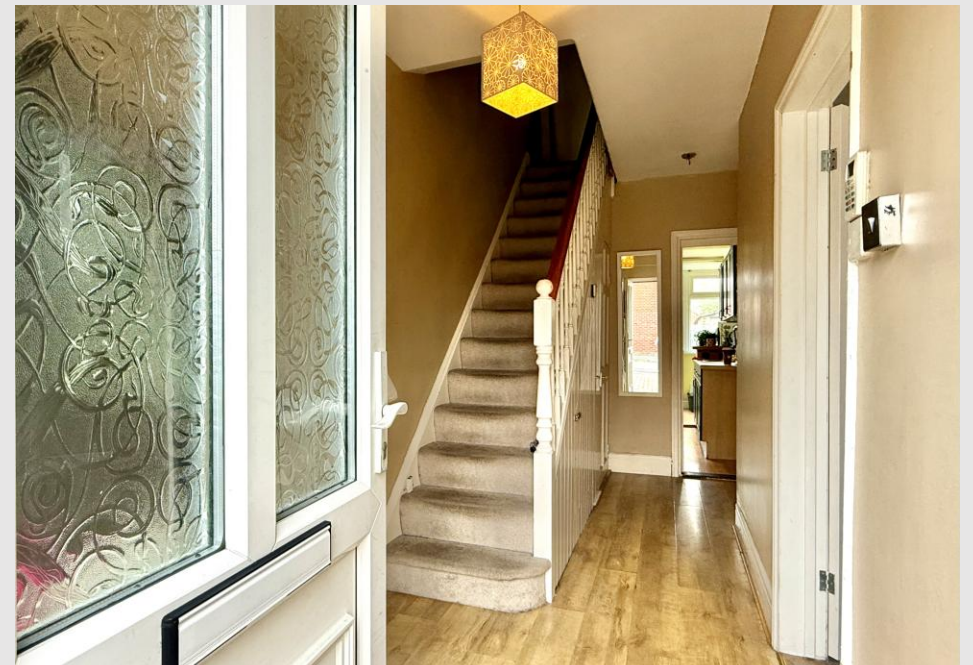
**BEDROOM THREE** 9' 6" x 5' 9" (2.90m x 1.77m)

**BATHROOM** 8' 11" x 6' 1" (2.74m x 1.87m)

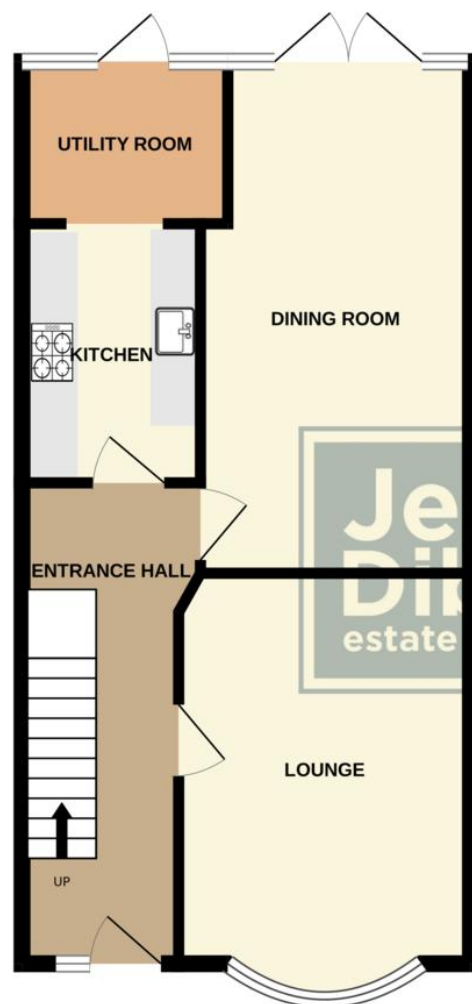
**GARDEN**

**GARAGE**

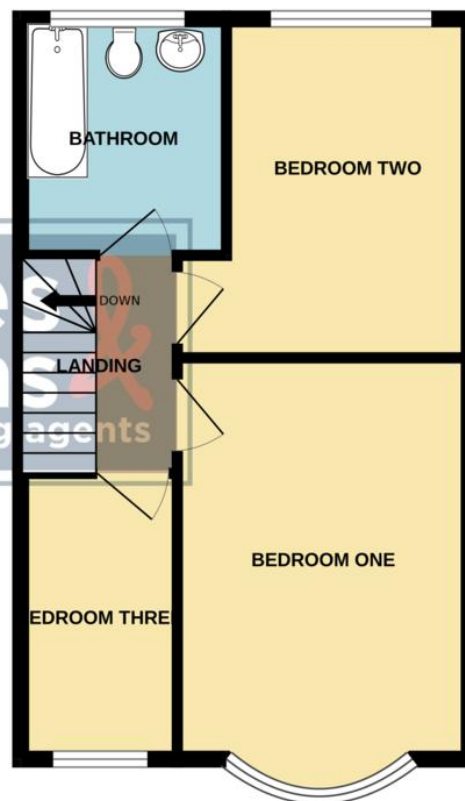
**PARKING TO FRONT**



GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**

Gosport

**TENURE**

Freehold

**COUNCIL TAX BAND**

Band C

**VIEWINGS**

By prior appointment only

EPC awaited

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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