

GUIDE PRICE

£215,000 - £230,000

2 Madison Close

Gosport, PO13 9UL

Guide Price £215,000 - £230,000 We are delighted to welcome to the market this beautifully presented family home, ideally situated within close proximity to popular schools, local amenities and convenient bus routes. Offering generous and versatile living accommodation, the property boasts two reception rooms, a modern fitted kitchen and bathroom, and a stunning recently built orangery which significantly enhances the living space and provides the perfect setting for relaxing, dining or entertaining. Upstairs, the property offers two well-proportioned bedrooms, while externally there are low-maintenance front and rear gardens, together with the added benefit of rear access. Beautifully presented throughout and offering an excellent amount of living space, this wonderful home really does need to be viewed internally to fully appreciate everything it has to offer.

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Please contact the Jeffries & Dibbens Gosport team today to arrange your internal viewing. Phone lines are open until 8pm.

PORCH

DINING ROOM 2.93 x 2.30

LOUNGE 13' 4" x 13' 0" (4.07m x 3.98m)

ORANGRY 12' 5" x 8' 3" (3.79m x 2.53m)

KITCHEN 8' 10" x 5' 4" (2.70m x 1.65m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 7" x 13' 0" (3.85m x 3.98m)

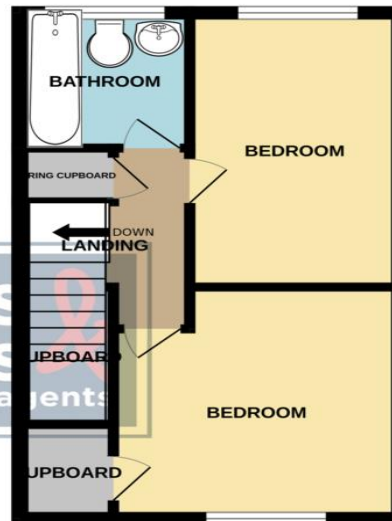
BEDROOM TWO 12' 4" x 6' 2" (3.76m x 1.91m)

BATHROOM

GROUND FLOOR



1ST FLOOR



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

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

**Jeffries
Dibbens**
estate and letting agents

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