

£325,000 - £335,000

9 The Drive

Peel Common, Gosport, Hampshire, PO13 0QB

Offered with no forward chain, this spacious detached home offers flexible living accommodation and excellent potential to create a superb family home. Situated in leafy Peel Common, the property is well placed for popular local schools and amenities. A standout feature is the large westerly facing rear garden, which enjoys a high degree of privacy, is not overlooked from the rear and backs onto mature trees and local parkland. The property also offers excellent scope to extend, subject to planning permission, with neighbouring homes having created impressive open-plan family living spaces to the rear. Ideally positioned between Fareham, Stubbington and Lee-on-the-Solent, the property provides convenient access to schools, shops and leisure facilities. Contact the Jeffries & Dibbens Gosport team to arrange your viewing. Phone lines open until 8pm.





HALLWAY

WC

LOUNGE 17' 8" x 12' 8" (5.38m x 3.86m)

KITCHEN/DINER 17' 6" x 10' 3" (5.33m x 3.12m)

STAIRS & LANDING

MASTER BEDROOM 11' 8" x 11' 5" (3.56m x 3.48m)

BEDROOM TWO 11' 2" x 8' 9" (3.4m x 2.67m)

BEDROOM THREE 8' x 6' 10" (2.44m x 2.08m)

BATHROOM 8' 1" x 7' 6" (2.46m x 2.29m)

REAR GARDEN

GARAGE

PARKING

AGENTS NOTES Freehold in the process of being awarded

ESTATE CHARGE



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.
Made with floorplan 12/2020

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.

**Jeffries
Dibbens &**
estate and letting agents

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

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