

  
Jeffries & Dibbens  
**FOR SALE**  
023 9260 2155  
jdea.co.uk

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GUIDE PRICE  
**£240,000 - £250,000**  
**38 Beryton Road**  
Gosport, Hampshire, PO12 4RU



This well-presented three-bedroom semi-detached house has been tastefully modernised throughout and offers excellent potential for off-road parking. The property features a welcoming entrance porch, a cosy lounge, and a contemporary fitted kitchen. Additional benefits include double glazing, gas central heating, and a generous rear garden complete with an outbuilding – ideal for storage or a workshop. Contact our Gosport team today to arrange your viewing. Phone lines are open until 8PM.

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**ENTRANCE PORCH**

**LOUNGE** 13' 10" x 13' 1" (4.23m x 4.00m)

**KITCHEN** 10' 0" x 8' 3" (3.05m x 2.52m)

**BATHROOM** 8' 5" x 4' 10" (2.58m x 1.49m)

**STAIRS & LANDING**

**BEDROOM ONE** 13' 2" x 10' 8" (4.02m x 3.26m)

**BEDROOM TWO** 11' 8" x 8' 7" (3.56m x 2.64m)

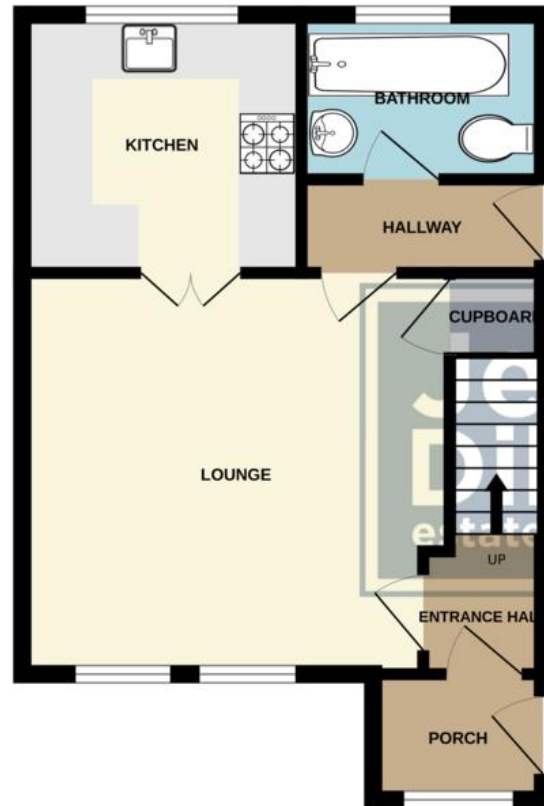
**BEDROOM THREE** 8' 3" x 7' 4" (2.54m x 2.26m)

**GARDEN**

**GARDEN OUTBUILDING**



GROUND FLOOR



1ST FLOOR

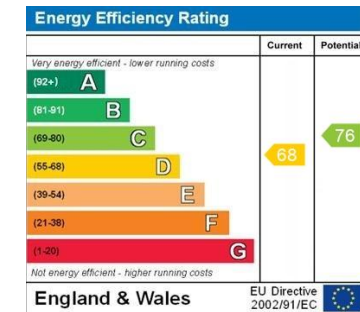


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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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