

GUIDE PRICE

£260,000 - £270,000

39 Harding Road

Gosport, Hampshire, PO12 3BN

A beautifully presented three-bedroom end-of-terrace home, recently refurbished to a high standard throughout. This property offers a light and airy living space, perfect for modern family living, complemented by a contemporary fitted kitchen and a stylish family bathroom. Further benefits include an additional garden room, ideal for use as a home office or flexible workspace. Externally, the property features a well-maintained garden and has been enhanced with attractive K-rendering and cladding, giving it a fresh, modern appearance. The property also benefits from off-road parking, providing added convenience for homeowners and visitors alike. Situated in a desirable residential area, this home is ready to move into and would suit families and professionals alike.





LIVING ROOM 14' 7" x 14' 10" (4.46m x 4.53m)

KITCHEN / DINER 13' 8" x 11' 9" (4.19m x 3.59m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 9' 1" (3.68m x 2.79m)

BEDROOM TWO 11' 10" x 9' 1" (3.61m x 2.79m)

BEDROOM THREE 7' 8" x 5' 4" (2.36m x 1.65m)

BATHROOM

OUTSIDE

FRONT AND REAR GARDENS

OFF ROAD PARKING

WC

GARDEN ROOM/SUMMER HOUSE



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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