



ASKING PRICE OF  
**£260,000**  
**19 Launceston Close**  
Gosport, Hampshire, PO12 4GE

Located just a short stroll from the picturesque harbour shoreline, this beautifully presented two-bedroom modern home is tucked away in a quiet cul-de-sac location. Upon entering, you are welcomed by a bright and spacious living area, leading through to a modern fitted kitchen with integral white good and space for a dining table. Double doors open onto a veranda and a south-facing rear garden, creating an ideal space for relaxing or entertaining. Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom. Externally, the home benefits from two off-road parking spaces. An excellent opportunity for first-time buyers, downsizers, or investors alike. Contact our Gosport team today to arrange your internal viewing. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing, phone lines are open until 8pm.





**LOUNGE** 14' 4" x 13' 9" (4.37m x 4.196m)

**KITCHEN / DINER** 13' 8" x 8' 1" (4.18m x 2.48m)

**GARDEN VERANDER** 12' 1" x 9' 6" (3.7m x 2.90m)

**STAIRS & LANDING**

**BEDROOM ONE** 11' 5" x 10' 5" (3.48m x 3.18m)

**BEDROOM TWO** 10' 0" x 8' 0" (3.06m x 2.45m)

**BATHROOM** 6' 7" x 5' 5" (2.01m x 1.67m)

**GARDEN**

**OFF ROAD PARKING**



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**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  
Dibbens &**  
estate and letting agents

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