

GUIDE PRICE

£235,000 - £250,000

15 Newbroke Road

Gosport, Hampshire, PO13 9UJ

A well-proportioned three-bedroom end-of-terrace home, offering comfortable and practical living throughout. The property features a spacious living area, along with a separate kitchen providing ample storage and workspace. Upstairs, there are three good-sized bedrooms, along with a family bathroom, making it ideal for families, first-time buyers, or those looking to upsize. Externally, the property benefits from a private rear garden, with side access to the garage. Parking is available next to the property, which is a convenient and rare feature in the area. The property is offered to the market with no forward chain, allowing for a straightforward purchase. Early viewing is highly recommended to fully appreciate the space and potential on offer. To arrange your viewing, please contact the Gosport team, with phone lines open until 8pm.





Entrance Porch

Entrance Hall

Kitchen - 7'10" (2.39m) x 8'6" (2.59m)

Lounge - 16'9" (5.11m) x 14'8" (4.47m)

Stairs & Landing

Bedroom One - 14'3" (4.34m) x 8'1" (2.46m)

Bedroom Two - 10'6" (3.2m) x 8'0" (2.44m)

Bedroom Three - 7'8" (2.34m) x 6'4" (1.93m)

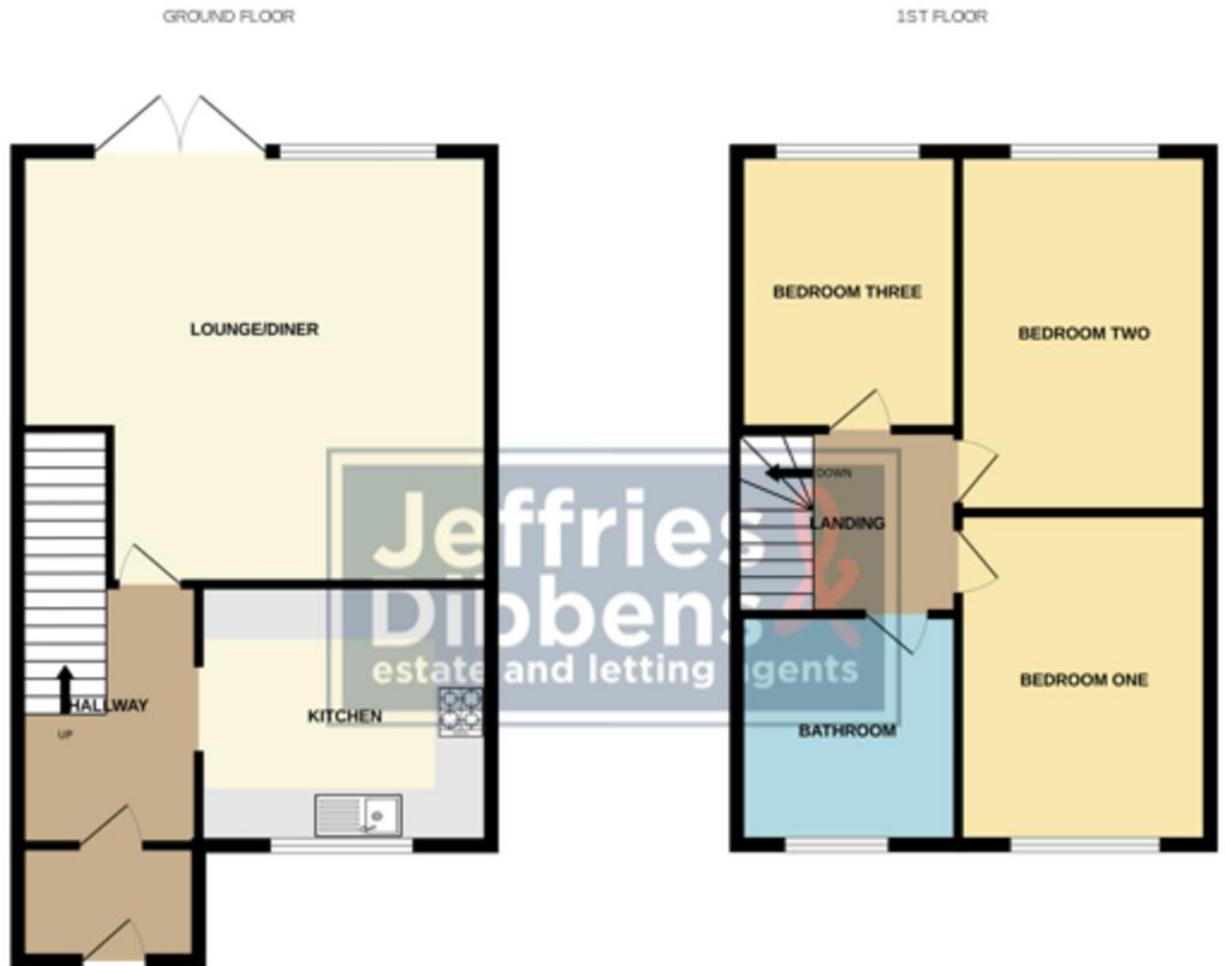
Bathroom

Rear Garden

Garage

With cantilever door and personal door to side going into garden. Parking area in front.



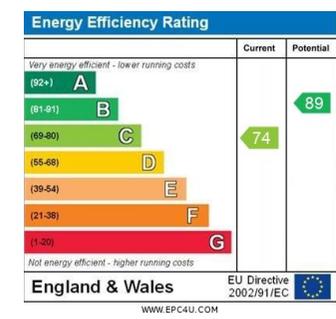


LOCAL AUTHORITY
Gosport Borough Council

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.



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