

GUIDE PRICE

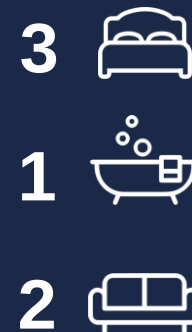
£190,000 - £200,000

3 Reeds Place

Gosport, Hampshire, PO12 3HR



Situated in the heart of Gosport and conveniently positioned close to a wide range of local amenities, shops and transport links, this three-bedroom Victorian property offers spacious and versatile accommodation and is offered for sale with vacant possession. The ground floor features a generous open-plan lounge/dining room, providing an excellent space for both relaxing and entertaining. The property retains the proportions associated with homes of this period, with accommodation extending across two floors and three well-proportioned bedrooms. Further benefits include a garage, double glazing and gas central heating. With its central location and the added advantage of no onward occupancy, this property could appeal to first-time buyers, families, investors or those looking for a conveniently located home in Gosport. Viewing is highly recommended. Please contact the Jeffries & Dibbens Gosport team to arrange your appointment or for further information. Our phone lines are open until 8PM.





ENTRANCE HALL

LOUNGE/DINER 23' 5" x 10' 2" (7.14m x 3.1m)

KITCHEN 9' 10" x 7' 3" (3.02m x 2.21m)

LOBBY

BATHROOM

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE 14' 2" x 8' 0" (4.32m x 2.44m) MAX

BEDROOM TWO 8' 11" x 8' 0" (2.72m x 2.44m)

BEDROOM THREE 10' 11" x 5' 4" (3.35m x 1.63m)

GARDEN

GARAGE





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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