



GUIDE PRICE  
**£225,000 - £235,000**  
**46 Freemantle Road**  
Gosport, Hampshire, PO12 4RD

We are pleased to present this well-proportioned two double bedroom home, ideally situated within close proximity to reputable local schools, a range of amenities, and excellent transport links. Internally, the property offers a spacious lounge/diner, a modern fitted kitchen, a bright conservatory, two generously sized double bedrooms, a versatile playroom, and a contemporary shower room to the first floor. Externally, the home benefits from an enclosed rear garden, off-road parking, and a garage, making this a unique and huge benefit compared to others in the area. Early viewing is highly recommended to fully appreciate the accommodation on offer. To arrange your internal inspection, please contact our Gosport office today, phone lines open until 8PM.

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ENTRANCE HALL

LOUNGE/DINER

16' 4" x 14' 9" (5.00m x 4.50m)

KITCHEN

7' 10" x 6' 10" (2.40m x 2.10m)

CONSERVATORY

8' 10" x 5' 8" (2.71m x 1.74m)

STAIRS & LANDING

BEDROOM ONE

9' 1" x 8' 4" (2.79m x 2.56m)

BEDROOM TWO

12' 1" x 7' 6" (3.70m x 2.30m)

PLAY ROOM

8' 4" x 5' 0" (2.55m x 1.54m)

BATHROOM

7' 10" x 6' 10" (2.40m x 2.10m)

REAR GARDEN

GARAGE

OFF ROAD PARKING

PROPERTY INFORMATION

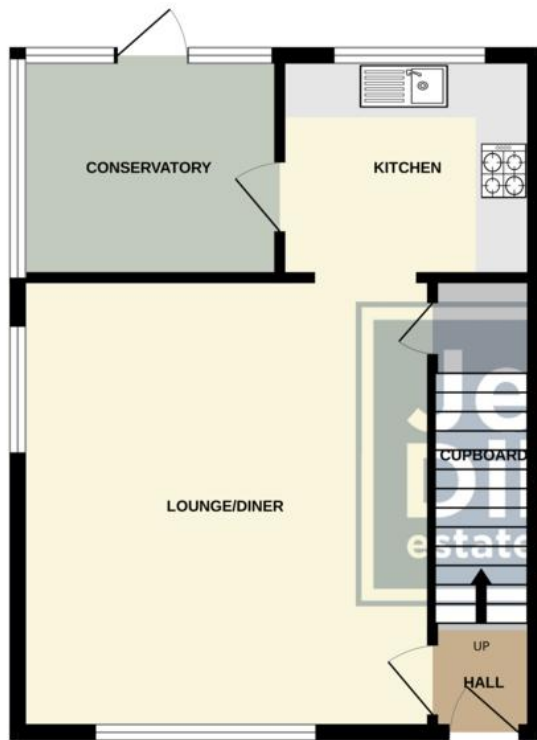
Council Tax Band B

EPC Rating D

Freehold



GROUND FLOOR



1ST FLOOR



NOT TO SCALE ILLUSTRATION ONLY

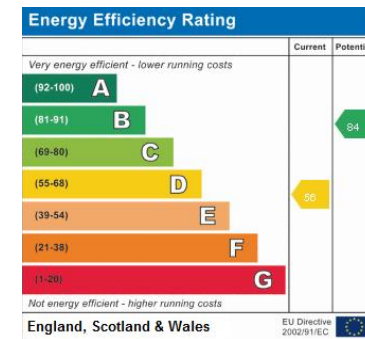
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.



**OFFICE ADDRESS**  
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