
Jeffries & Dibbens
estate and letting agents
GUIDE PRICE
£375,000 - £395,000
21 Vanguard Road
Priddys Hard, Gosport, Hampshire, PO12 4FE

Located in the popular Priddy's Hard, this property is situated on a road which leads directly down to the foreshore, offering easy access to scenic waterside walks and the friendly local tavern nearby. The property is spoilt for space and features, making it an ideal choice for a growing family. The well-presented accommodation comprises a bright and welcoming lounge, modern kitchen/dining room, four generous bedrooms with an en-suite to the master, two further bathrooms and an additional ground-floor cloakroom. Externally, the property continues to impress with a westerly-facing garden, garage and driveway providing parking for up to three cars. The property has been well looked after throughout and offers a fantastic opportunity for those looking for a spacious family home in a desirable and well-connected location, with the foreshore right on your doorstep. To arrange your viewing, please contact the Jeffries & Dibbens Gosport team on 02392 602155. Our phone lines are open until 8pm

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Entrance Hall

Cloakroom

Kitchen/Diner 14' 7" x 12' 4" (4.45m x 3.76m)

First Floor Landing

Lounge 16' 7" max x 14' 7" max (5.05m max x 4.45m max)

Bedroom Three 11' 4" max x 7' 5" max (3.45m max x 2.26m max)

Bedroom Four 10' 4" max x 6' 10" max (3.15m max x 2.08m max)

Shower Room

Second Floor Landing

Bedroom One 14' 7" x 11' 8" (4.45m x 3.56m)

En-Suite

Bedroom Two 14' 7" x 10' 3" (4.45m x 3.12m)

Bathroom

Garden

Front Driveway

Garage 16' x 8' (4.88m x 2.44m)





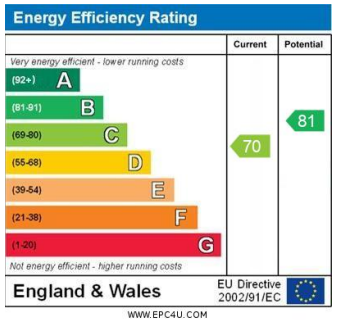
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

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.

Jeffries & Dibbens estate and letting agents

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