

GUIDE PRICE

£300,000 - £325,000

16 Lester Road

Gosport, Hampshire, PO12 3SA

A well-presented 1930s property, quietly tucked away in a cul-de-sac in a popular part of town, ideally positioned close to the beach, popular school catchments, local amenities and playing fields. Lovingly cared for by the current owners for the past 38 years, the property has seen a number of thoughtful improvements over the years, including a kitchen extension creating a generous kitchen/diner and a loft conversion providing a spacious master bedroom with en-suite. The remainder of the property has been well maintained and kept fresh throughout, with further highlights including a log burner, replastered walls throughout, a westerly facing landscaped rear garden, replacement garage and off-road parking to two cars. Properties in this location are always popular, so we recommend contacting the Jeffries & Dibbens Gosport team to arrange your viewing. Our phone lines are open until 8pm.





ENTRANCE HALLWAY

LIVING ROOM 14' 2" x 10' 9" (4.34m x 3.29m)

KITCHEN/DINER 16' 4" x 9' 8" (4.98m x 2.96m)

WC

STAIRS AND LANDING

BEDROOM TWO 14' 2" x 9' 11" (4.33m x 3.03m)

BEDROOM THREE 11' 11" x 9' 9" (3.64m x 2.99m)

BEDROOM FOUR 8' 11" x 6' 4" (2.72m x 1.95m)

BATHROOM 6' 4" x 5' 5" (1.94m x 1.67m)

BEDROOM ONE 19' 0" x 11' 5" (5.81m x 3.49m)

ENSUITE 6' 4" x 5' 2" (1.95m x 1.58m)

WESTERLY FACING GARDEN 37' 7" (11.46m)

GARAGE 16' 0" x 15' 0" (4.90m x 4.59m)

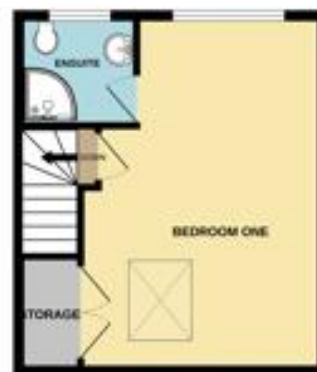
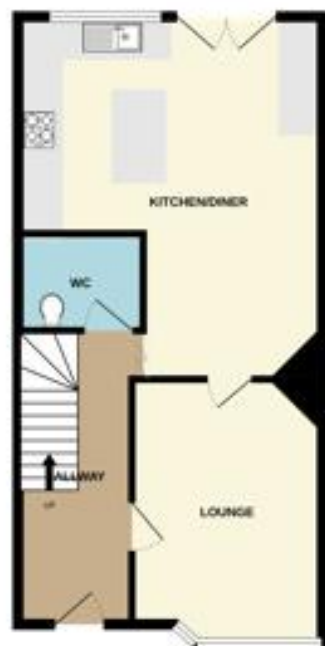
OFF ROAD PARKING



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Measure 5/2019

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		
69-80	C	74 C	78 C
55-68	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 &**
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