



£295,000
38 Northcroft Road
Gosport, Hampshire, PO12 3DR

This beautifully presented two bedroom bungalow offers comfortable, single-level living with modern finishes throughout. The property features a stylish fitted kitchen with contemporary units and ample workspace, alongside a bright and inviting living area. There are two well-proportioned bedrooms, complemented by a modern shower room fitted with quality fixtures. Externally, the home benefits from off-road parking and a garage, providing convenient and secure vehicle storage. To the rear, an enclosed private garden offers a peaceful outdoor space, ideal for relaxing or entertaining. Further advantages include gas central heating and double glazing, ensuring warmth and energy efficiency year-round. This attractive bungalow is an excellent choice for those seeking low-maintenance living in a practical and comfortable home.





ENTRANCE HALL

KITCHEN 9' 10" x 6' 11" (3.02m x 2.13m)

LOUNGE/DINER 15' 2" x 13' 3" (4.64m x 4.05m)

BEDROOM ONE 16' 11" x 10' 5" (5.16m x 3.18m) Maximum measurements.

BEDROOM TWO 13' 9" x 9' 1" (4.20m x 2.79m)

SHOWER ROOM

OUTSIDE

OFF ROAD PARKING

GARAGE

REAR ENCLOSED GARDEN



GROUND FLOOR



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		89 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