



£325,000
43 The Parkway
Peel Common, Gosport, Hampshire, PO13 0PT

Situated on the ever-popular Peel Common Estate, this beautifully presented three-bedroom family home offers spacious and versatile accommodation, ideal for modern family living. Conveniently located within easy reach of local amenities, well-regarded schools and excellent transport links, the property has been thoughtfully updated throughout and is ready to move straight into. The ground floor comprises a generous open-plan lounge/dining room, a modern fitted kitchen, a contemporary shower room and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from a low-maintenance, enclosed south-facing rear garden, perfect for enjoying the sun throughout the day. Further advantages include a garage and off-road parking.

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PORCH

SHOWER ROOM 4' 2" x 8' 10" (1.28m x 2.71m)

KITCHEN 10' 8" x 10' 7" (3.26m x 3.24m)

LOUNGE/DINER 21' 4" x 19' 10" (6.52m x 6.05m)

CONSERVATORY 13' 1" x 7' 9" (4.00m x 2.38m)

STAIRS & LANDING

MASTER BEDROOM 10' 7" x 10' 0" (3.24m x 3.06m)

BEDROOM Two 9' 8" x 9' 10" (2.95m x 3.02m)

BEDROOM Three 7' 10" x 6' 9" (2.41m x 2.06m)

BATHROOM

ENCLOSED REAR GARDEN

GARAGE





Whilst every attempt has been made to ensure the accuracy of the description 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

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