

GUIDE PRICE

£260,000 - £270,000

25 Wycote Road

Gosport, PO13 0TG

PROPERTY SUMMARY

Tucked away at the end of a cul-de-sac on the outskirts of Gosport, this well-presented three-bedroom home is offered for sale with no forward chain. The open-plan lounge and dining room is a welcoming space to relax or entertain, with French doors opening onto the southerly facing rear garden. A modern kitchen and bathroom along with three bedrooms complete the accommodation, while outside there's a driveway and a garage with further space to park in front. To arrange a viewing, please contact the Jeffries & Dibbens Gosport team.

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ENTRANCE HALL

WC

LOUNGE/DINER 20' 11" x 16' 11" (6.39m x 5.18m)

KITCHEN 8' 11" x 6' 6" (2.73m x 2.00m)

BEDROOM ONE 10' 8" x 9' 5" (3.26m x 2.88m)

BEDROOM TWO 10' 8" x 8' 9" (3.26m x 2.68m)

BEDROOM THREE 7' 4" x 6' 5" (2.26m x 1.96m)

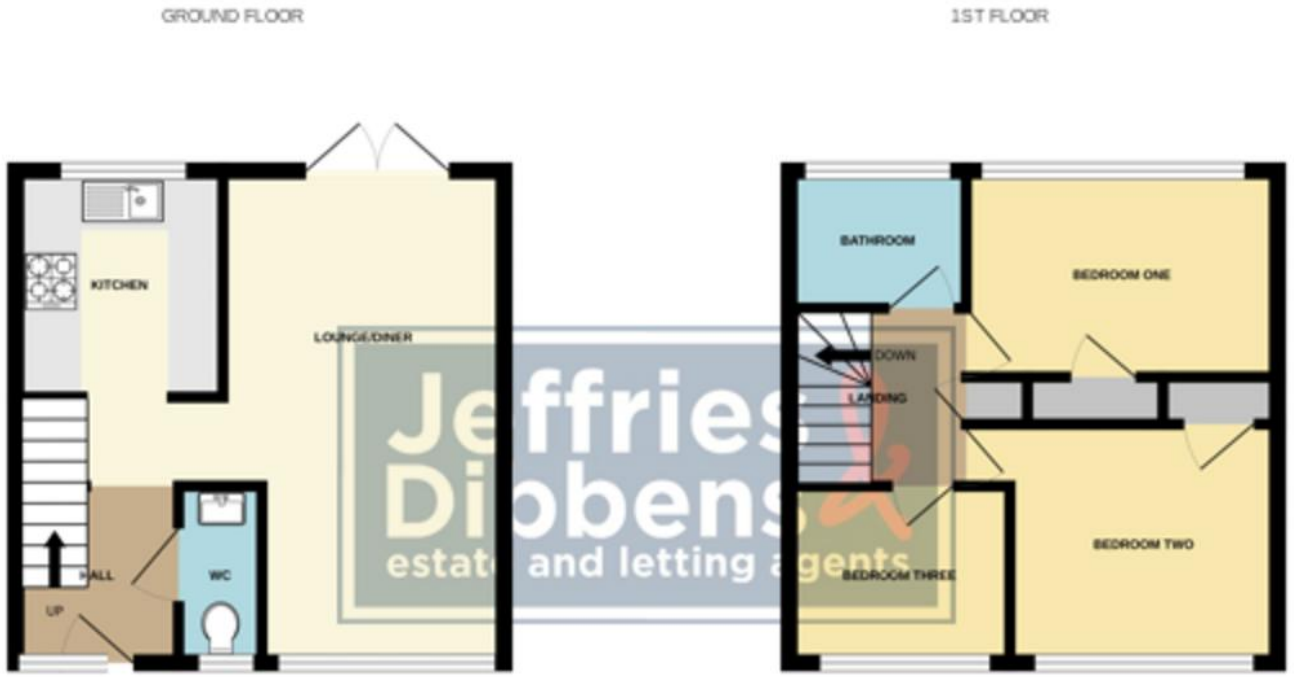
BATHROOM 6' 7" x 5' 5" (2.03m x 1.67m)

GARDEN

OFF ROAD PARKING







25 WYCOTE

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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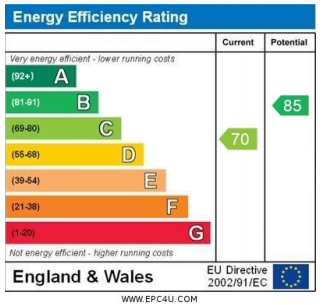
LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk