



£330,000
37 Perth Road
Gosport, PO13 0XX

PROPERTY SUMMARY

Nestled within a quiet and sought-after cul-de-sac, this charming semi-detached bungalow offers well-appointed single-storey accommodation, ideally positioned close to a range of local amenities and transport links. The property boasts a welcoming and spacious lounge, perfect for both relaxing and entertaining, alongside two well-proportioned bedrooms and a stylish shower room. The fitted kitchen provides ample storage and workspace, while the delightful conservatory enjoys attractive views over the extensive rear garden, creating a wonderful space to unwind throughout the seasons. Externally, the generous garden offers excellent outdoor space for gardening enthusiasts or those who simply enjoy





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ENTRANCE HALL

LOUNGE 14' 11" x 12' 2" (4.56m x 3.71m)

KITCHEN 12' 1" x 10' 10" (3.70m x 3.31m)

BEDROOM ONE 12' 8" x 11' 3" (3.87m x 3.44m)

BEDROOM TWO 11' 3" x 10' 11" (3.44m x 3.34m)

SHOWER ROOM

CONSERVATORY 12' 0" x 11' 10" (3.68m x 3.63m)

OUTSIDE

DRIVEWAY

REAR ENCLOSED GARDEN



GROUND FLOOR



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 errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with Alltopix ©2018

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 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
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