

GUIDE PRICE

£365,000 - £380,000

14 Meadow Walk

Woodcot, Gosport, Hampshire, PO13 0YN

This well-presented three-bedroom family home is situated in a quiet and sought-after area of Woodcot. Offering generous living space throughout, the property features three well-proportioned bedrooms, a spacious lounge, and a modern open-plan kitchen/diner. The kitchen, installed by Magnet less than two years ago, provides a contemporary and practical space ideal for everyday living and entertaining. The home has been carefully maintained by the current owners and is presented in excellent condition throughout, reflecting a high level of care and attention. Early viewing is recommended. Please contact the Gosport Jeffries & Dibbens team to arrange your appointment – phone lines are open until 8pm.





PORCH

ENTRANCE HALLWAY

WC

LOUNGE 15' 5" x 12' 1" (4.71m x 3.70m)

KITCHEN / DINER 23' 0" x 10' 11" (7.03m x 3.34m)

STAIRS AND LANDING

BEDROOM ONE 12' 7" x 12' 5" (3.86m x 3.81m)

BEDROOM TWO 12' 5" x 11' 1" (3.81m x 3.38m)

BEDROOM THREE 10' 4" x 9' 0" (3.17m x 2.75m)

BATHROOM 10' 5" x 7' 2" (3.19m x 2.19m)

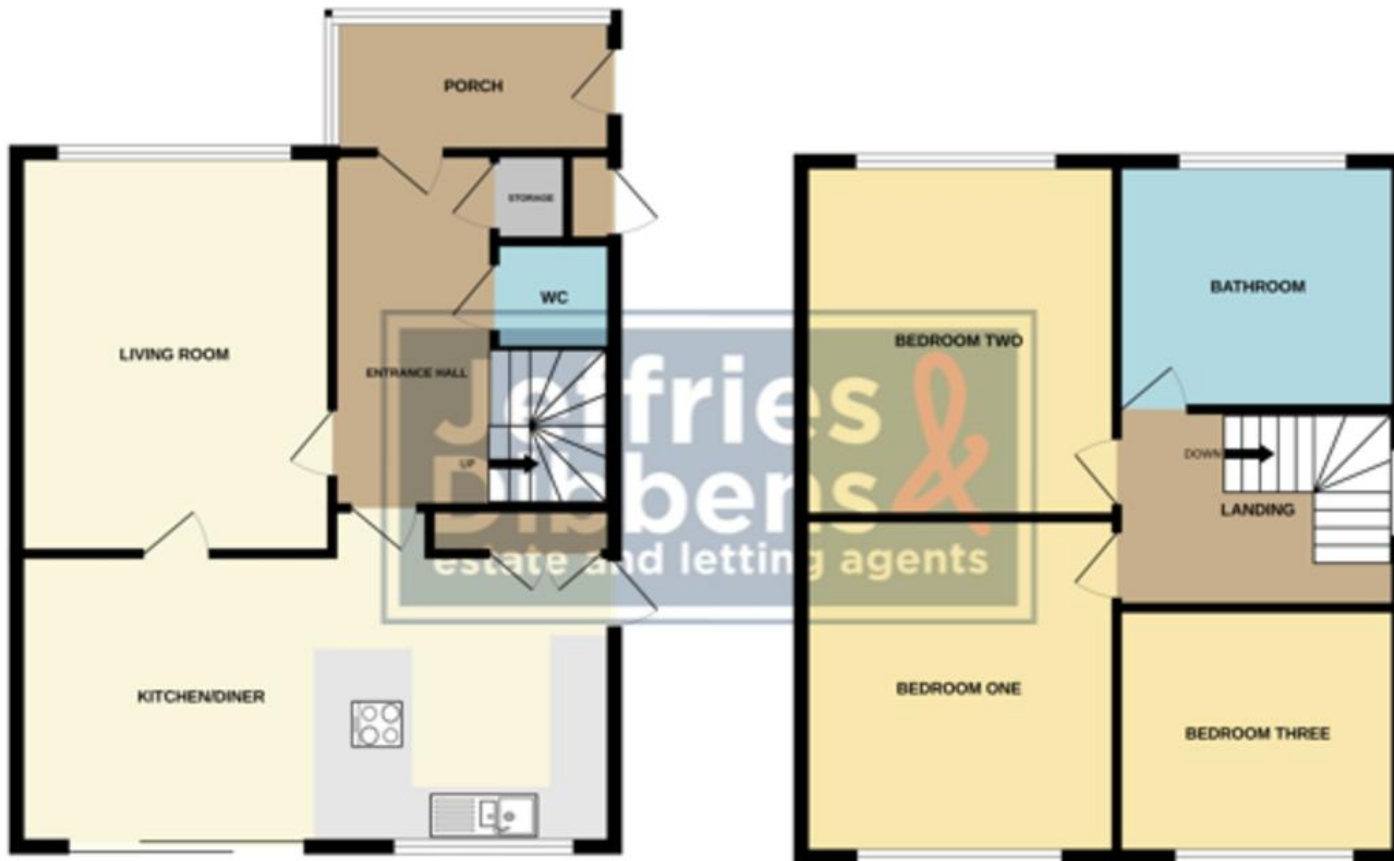
GARDEN

GARAGE & DRIVEWAY



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 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 &**
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