GUIDE PRICE

£230,000 - £245,000

23 Launceston Close

Priddys Hard, Gosport, Hampshire, PO12 4GE

PROPERTY SUMMARY

Tucked away in a quiet and private cul-de-sac within the popular modern Priddys Hard estate is this well presented two bedroom end terrace property which is offered for sale with no onward chain. The accommodation benefits from a southerly facing rear garden, off-road parking to the front, kitchen/diner and spacious lounge. For further information or to arrange a viewing, please contact the Jeffries & Dibbens Gosport team our phone lines are open until 8pm.

2

1

1

ENTRANCE HALL

LIVING ROOM 13' 9" x 13' 4" (4.20m x 4.07m)

KITCHEN / DINER 13' 7" x 8' 2" (4.16m x 2.49m)

STAIRS AND LANDING

BEDROOM ONE 11' 5" x 10' 5" (3.50m x 3.18m)

BEDROOM TWO 9' 11" x 8' 0" (3.03m x 2.45m)

BATHROOM 6' 9" x 5' 5" (2.06m x 1.66m)

GARDEN 32' 9" x 0' 0" (10m

OFF ROAD PARKING SPACE

GROUND FLOOR

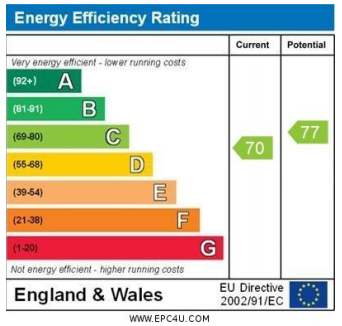
1ST FLOOR

LOCAL AUTHORITY
Gosport

TENURE
Freehold

COUNCIL TAX BAND
Band

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