

GUIDE PRICE

£350,000 - £375,000

6 Montagu Close

Priddys Hard, Gosport, Hampshire, PO12 4GZ

A beautifully presented and exceptionally well maintained family home offering generous, versatile living space ideal for modern family life. Thoughtfully arranged throughout, the property boasts spacious reception areas that provide both comfortable every day living and excellent space for entertaining. A particular feature of the home is the panoramic veranda, creating an attractive setting to relax and enjoy views over the garden. The recently re-fitted kitchen, installed less than a year ago, has been finished to a high specification with quality quartz worktops and contemporary fittings, providing both style and practicality. Externally, the property benefits from a desirable southerly facing garden, ideal for enjoying the sun throughout the day. Further advantages include three WCs, a modern family bathroom, off-road parking and a garage, ensuring ample convenience for a growing household. Homes of this standard are rarely available and an internal viewing is strongly recommended to fully appreciate the space, presentation and overall quality on offer. Please contact the Jeffries & Dibbens Gosport office to arrange your viewing appointment, phone lines open until 8PM.

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ENTRANCE HALL

KITCHEN 11' 4" x 7' 7" (3.57m x 2.31m)

CLOAKROOM

LOUNGE 14' 2" x 13' 1" (4.32m x 3.99m)

PANORAMA VERANDA

FIRST FLOOR LANDING

BEDROOM TWO (2ND LOUNGE) 14' 2" x 12' 4" (4.32m x 3.76m)

BEDROOM FOUR 9' 1" x 7' 7" (2.77m x 2.31m)

WC

SECOND FLOOR LANDING

BEDROOM ONE 12' 6" x 8' 4" (3.81m x 2.54m)

BEDROOM THREE 10' 6" x 9' 6" (3.2m x 2.9m)

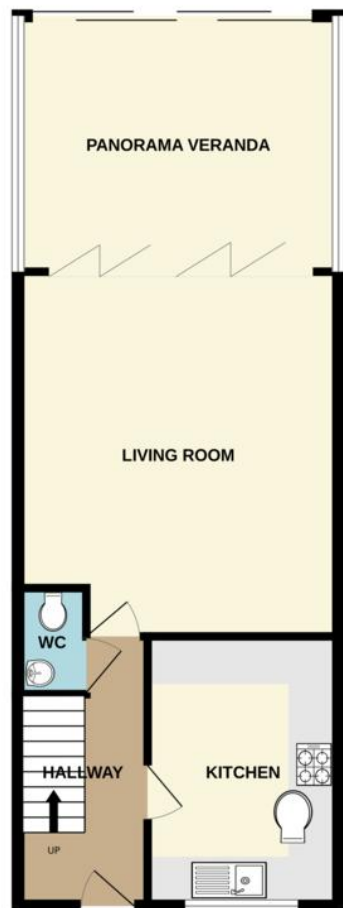
OUTSIDE

GARDEN

GARAGE AND ORP



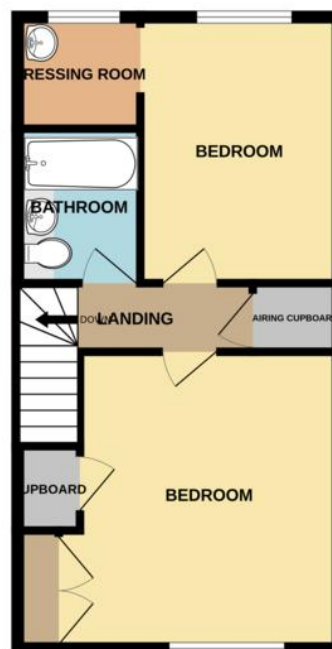
GROUND FLOOR



1ST FLOOR



2ND FLOOR




LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(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
WWW.EPC4U.COM		

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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