



GUIDE PRICE
£325,000 - £335,000
15 Lerryn Road
Gosport, Hampshire, PO13 0YG

Offered with No Forward Chain, this deceptively spacious and extended three double bedroom chalet bungalow enjoys a peaceful cul-de-sac setting, conveniently located within easy reach of local shops, amenities and transport links. The versatile accommodation is well suited to a range of buyers and comprises a welcoming entrance hall, fitted kitchen, an impressive extended living area ideal for relaxing and entertaining, a generous ground-floor principal bedroom, and a family bathroom. Upstairs, you'll find two further double bedrooms, providing excellent space for family living, guests or those working from home. Outside, the property benefits from a private enclosed southerly-facing rear garden, ideal for enjoying the sunshine throughout the day, while the front offers off-road parking. An excellent opportunity for those seeking a spacious home in a desirable residential location. To arrange your viewing, please contact the Jeffries & Dibbens Gosport team today – phone lines are open until 8pm.





ENTRANCE HALL

LOUNGE/DINER 16' 8" x 33' 1" (5.10m x 10.10m) Maximum measurements

L Shaped room narrowing to 2.03m

KITCHEN 8' 9" x 8' 5" (2.69m x 2.57m)

BATHROOM

MASTER BEDROOM 16' 3" x 9' 4" (4.96m x 2.85m) maximum measurements
into bay window

HALL & STAIRS

FIRST FLOOR LANDING

BEDROOM TWO 10' 10" x 10' 8" (3.32m x 3.26m)

BEDROOM THREE 10' 8" x 9' 4" (3.26m x 2.85m)

OUTSIDE

REAR ENCLOSED GARDEN

DRIVEWAY





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	69 C	76 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.



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