



**£357,000**  
**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)

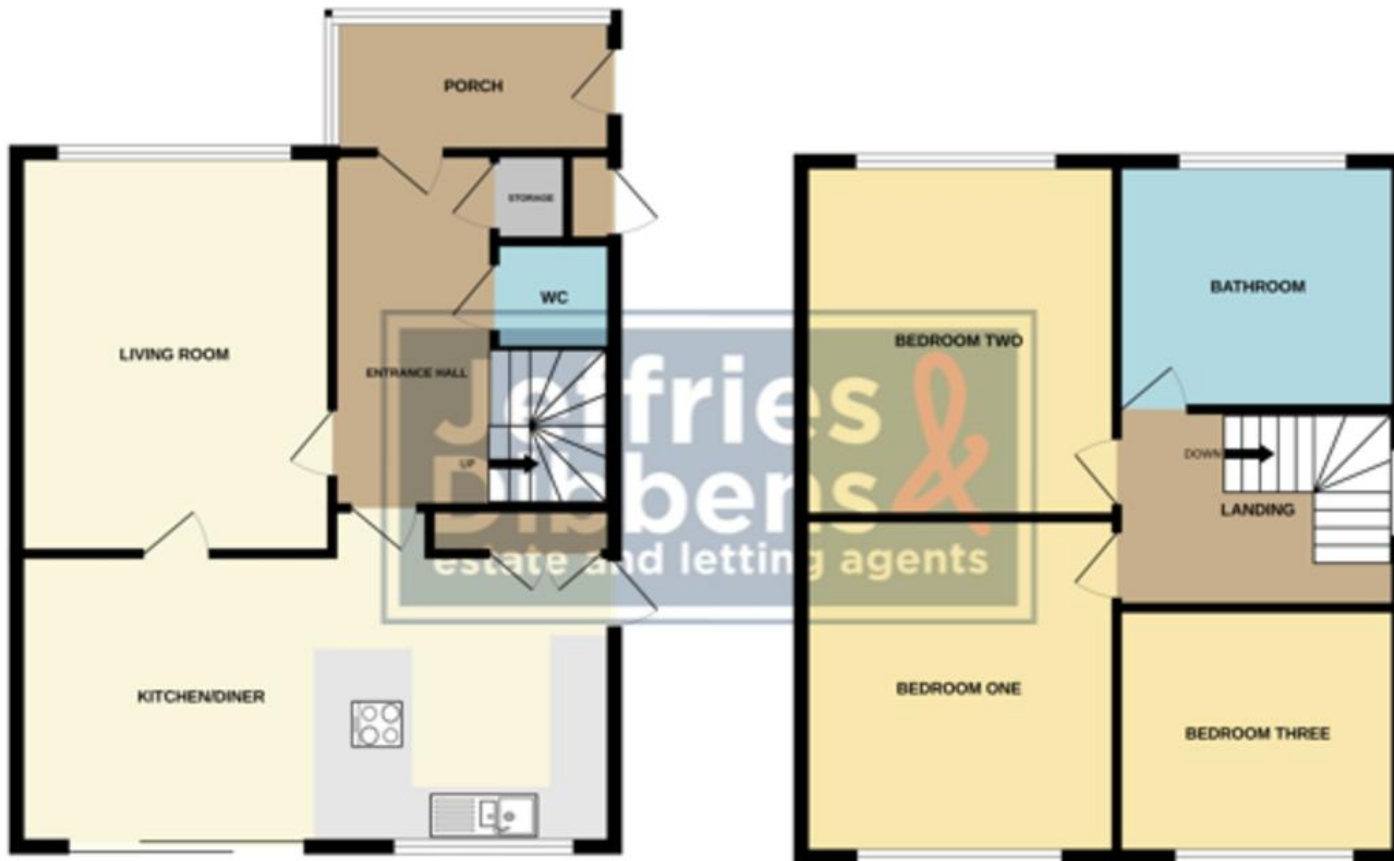
**GARDEN**

**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 &**  
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