



GUIDE PRICE

£220,000 - £235,000

Trinity Green

Gosport, Hampshire, PO12 1EZ



PROPERTY SUMMARY

Situated in the heart of Gosport Town Centre sits this three bedroom, spacious townhouse within walking distance of the main Gosport High Street. Positioned just a stones throw from main transport links such as the Gosport Ferry Terminal and bus station and also within walking distance of local amenities such as; shops, parks and both Haslar and Clarence marinas. A few of the many additional benefits include; NO FORWARD CHAIN, double glazing, enclosed southerly rear garden and separate WC. Please contact the Gosport branch today to arrange your internal inspection.





ENTRANCE HALL

LOUNGE 15' 1" x 13' 4" (4.62m x 4.08m)

KITCHEN 13' 8" x 8' 10" (4.17m x 2.70m)

UTILITY ROOM

WC

BEDROOM ONE 14' 9" x 9' 0" (4.52m x 2.75m)

BEDROOM TWO 9' 10" x 9' 0" (3.00m x 2.75m)

BEDROOM THREE 11' 7" x 5' 11" (3.55m x 1.81m)

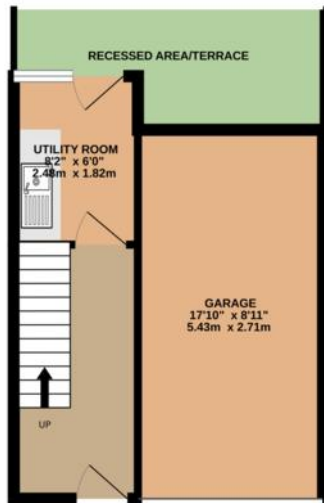
BATHROOM 6' 2" x 5' 10" (1.88m x 1.78m)

GARDEN

GARAGE



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Gosport

TENURE

Freehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	62
(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
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