

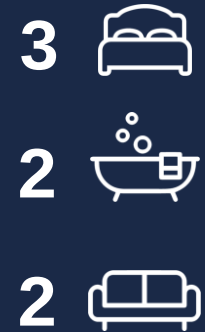


£340,000
26 Conifer Grove
Gosport, PO13 0TP

PROPERTY SUMMARY

This well-presented three-bedroom semi-detached family home offers spacious and versatile living accommodation, ideal for modern family life. The heart of the home is the impressive open-plan living area, providing a bright and sociable space for relaxing and entertaining. An extension to the ground floor creates additional flexible accommodation, including a study that could also be used as a fourth bedroom, making it perfect for home working, guests, or growing families. The property benefits from a convenient ground floor shower room, while upstairs there are three well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys a generous rear garden, offering plenty of space for outdoor dining, children's play areas, or gardening enthusiasts. To the front, there is off-road parking for multiple vehicles. Combining flexible living space, practical family features and a desirable layout, this attractive home is an excellent opportunity for a range of buyers.





ENTRANCE HALL

LIVING ROOM 11' 4" x 26' 2" (3.47m x 7.99m)

KITCHEN/DINER 16' 2" x 13' 10" (4.95m x 4.23m)

STUDY/BEDROOM FOUR 9' 4" x 7' 3" (2.87m x 2.22m)

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE 13' 0" x 11' 4" (3.97m x 3.46m)

BEDROOM TWO 12' 9" x 10' 1" (3.90m x 3.08m)

BEDROOM THREE 9' 7" x 7' 3" (2.94m x 2.23m)

BATHROOM

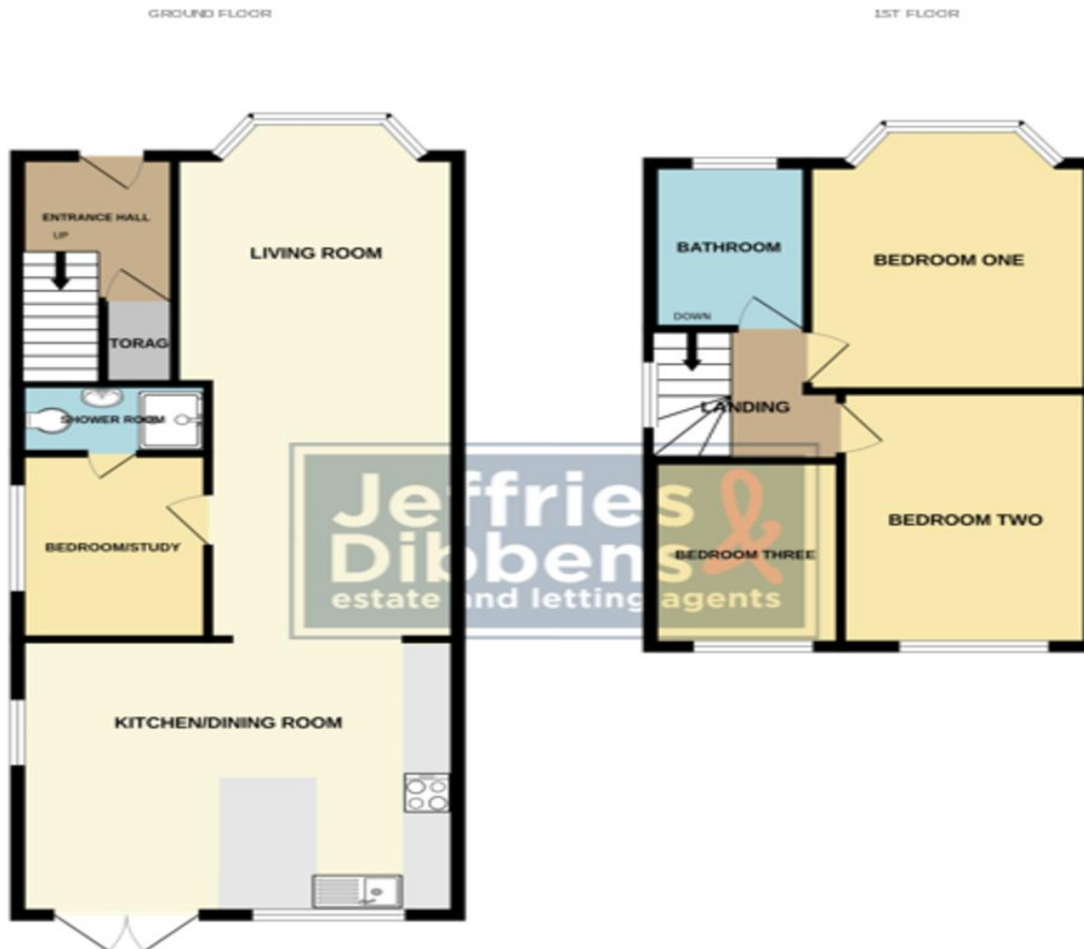
OUTSIDE

REAR & SIDE ENCLOSED GARDEN

OUTBUILDINGS; GARAGE & TWO SUMMER HOUSES

OFF ROAD PARKING





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.

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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