



GUIDE PRICE  
**£370,000 - £385,000**  
**10 Hartington Road**  
Gosport, Hampshire, PO12 3AG

A spacious, light-filled and impeccably maintained detached residence, lovingly owned by the same family for over 50 years. Throughout this time, the property has been meticulously cared for, thoughtfully updated whilst retaining period features and is beautifully presented throughout, creating a wonderful home ready for its next chapter. Offering generous and versatile living accommodation, this impressive home benefits from a substantial mostly private rear garden, off road parking and a detached garage. Perfectly suited to growing families, the property seamlessly combines practical day-to-day living with excellent entertaining space, all presented in outstanding decorative order throughout. This exceptional detached home presents a rare opportunity to acquire a cherished family residence in superb condition. Early viewing is highly recommended. Please contact the Jeffries & Dibbens Gosport team today to arrange your viewing. Our phone lines are open until 8pm.





**LOUNGE** 15' 11" x 12' 4" (4.85m x 3.76m)

**KITCHEN/DINER** 21' 10" x 9' 6" (6.65m x 2.9m)

**SITTING ROOM** 15' 4" x 13' 0" (4.67m x 3.96m)

**UTILITY ROOM** 8' 7" x 5' 9" (2.62m x 1.75m)

**BEDROOM ONE** 15' 1" x 13' 0" (4.6m x 3.96m)

**BEDROOM TWO** 13' 8" x 12' 4" (4.17m x 3.76m)

**BEDROOM THREE** 11' 2" x 9' 6" (3.4m x 2.9m)

**BATHROOM** 7' 0" x 5' 2" (2.13m x 1.57m)

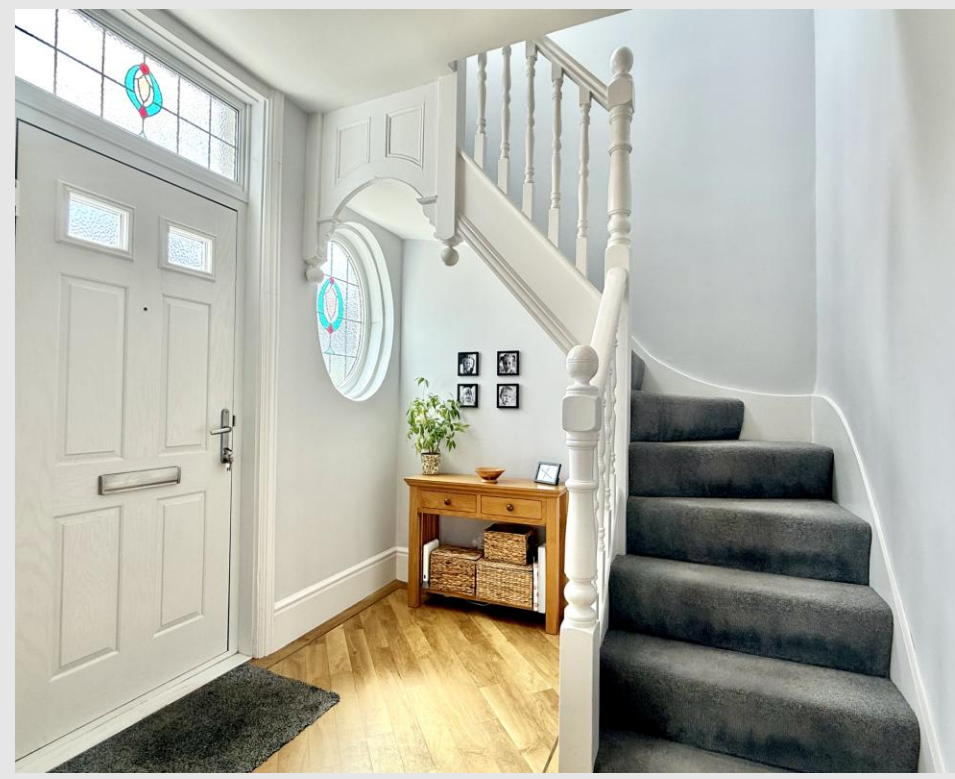
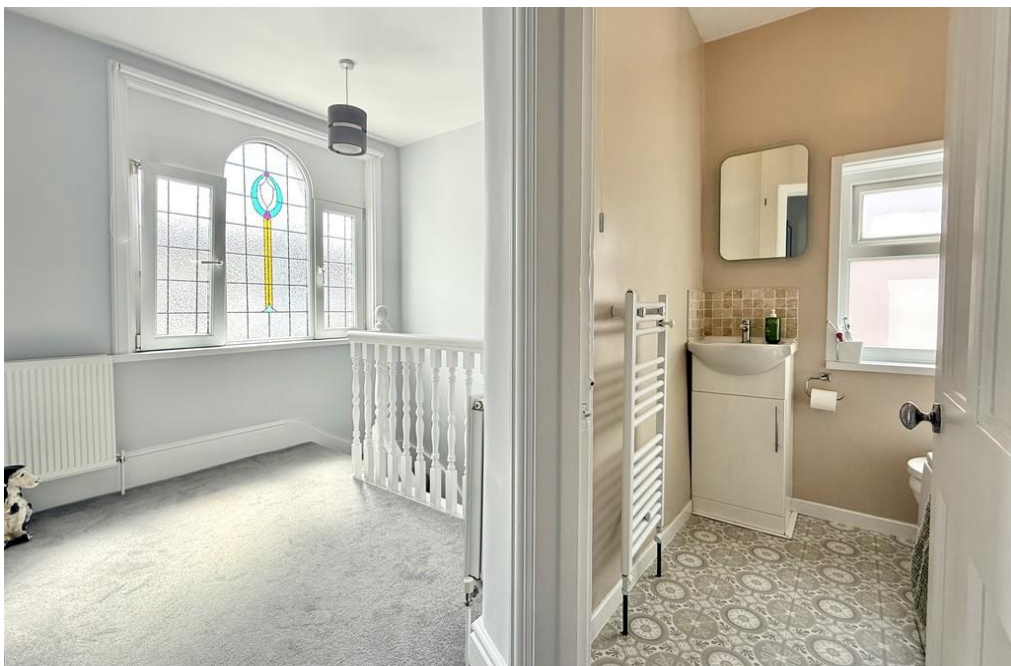
**GARAGE**

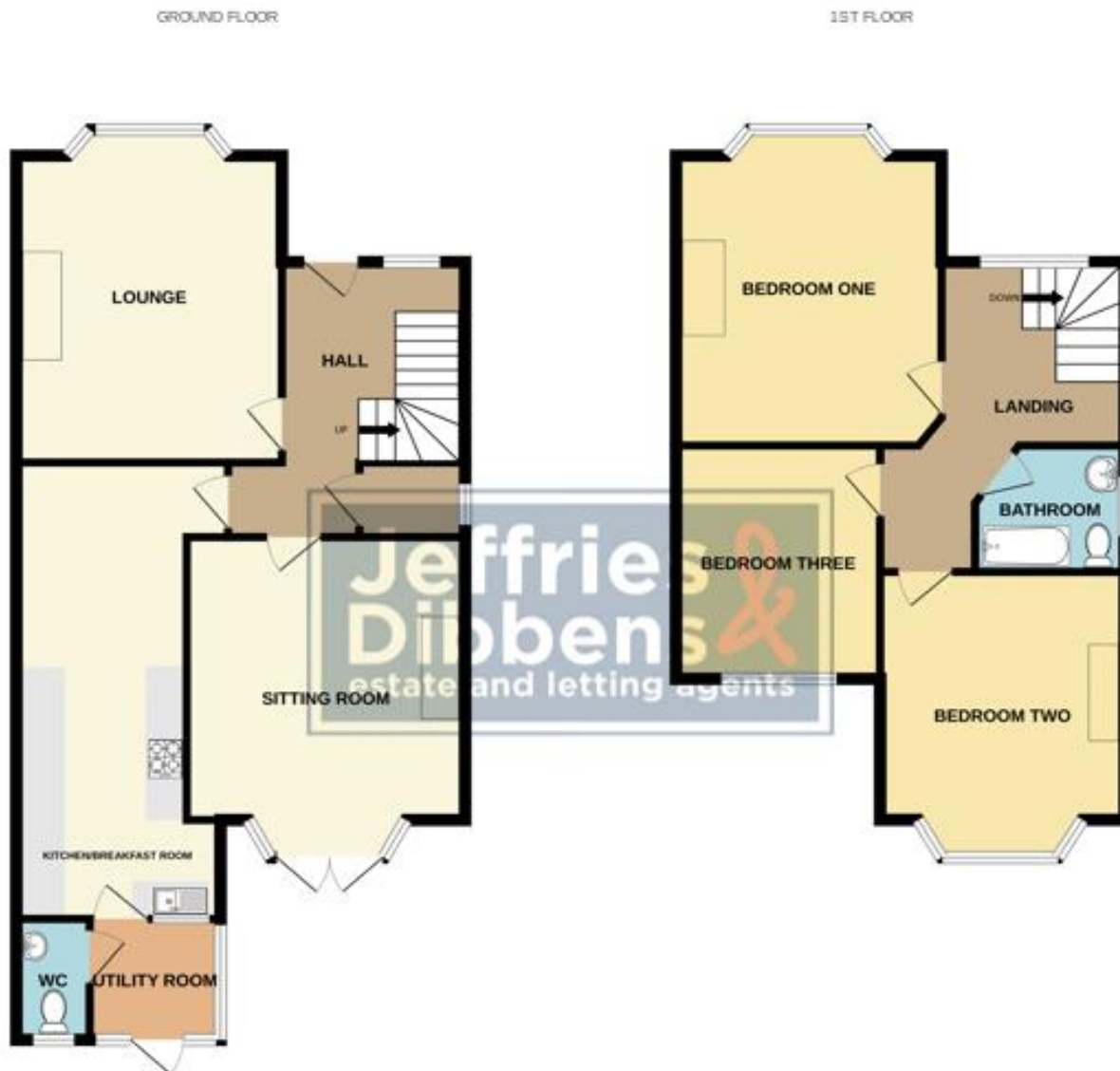
**REAR GARDEN**

**DRIVEWAY**

**AGENTS NOTES** Council Tax Band: D

EPC Rating: D





### LOCAL AUTHORITY

Gosport

### TENURE

Freehold

### COUNCIL TAX BAND

Band D

### VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.



### OFFICE ADDRESS

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### CONTACT

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