



**£320,000**  
**37 Perth Road**  
Gosport, PO13 0XX

Nestled within a quiet and sought-after cul-de-sac, this charming semi-detached bungalow offers well-appointed single-storey accommodation, ideally positioned close to a range of local amenities and transport links. The property boasts a welcoming and spacious lounge, perfect for both relaxing and entertaining, alongside two well-proportioned bedrooms and a stylish shower room. The fitted kitchen provides ample storage and workspace, while the delightful conservatory enjoys attractive views over the extensive rear garden, creating a wonderful space to unwind throughout the seasons. Externally, the generous garden offers excellent outdoor space for gardening enthusiasts or those who simply enjoy outdoor living, while a private driveway provides convenient off-road parking. An excellent opportunity to acquire a comfortable and well-located home in a peaceful residential setting.

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1 





#### **ENTRANCE HALL**

**LOUNGE** 14' 11" x 12' 2" (4.56m x 3.71m)

**KITCHEN** 12' 1" x 10' 10" (3.70m x 3.31m)

**BEDROOM ONE** 12' 8" x 11' 3" (3.87m x 3.44m)

**BEDROOM TWO** 11' 3" x 10' 11" (3.44m x 3.34m)

#### **SHOWER ROOM**

**CONSERVATORY** 12' 0" x 11' 10" (3.68m x 3.63m)

#### **OUTSIDE**

#### **DRIVEWAY**

#### **REAR ENCLOSED GARDEN**



# GROUND 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 a guide for 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.  
Made with Floorplan 12/2018

**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             |         | 77 C      |
| 55-68 | D             | 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**  
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