

GUIDE PRICE

£225,000 - £235,000

9 Bucklers Road

Priddys Hard, Gosport, Hampshire, PO12 4LT

Located close to the waterfront in a quiet Priddy's Hard cul-de-sac, this attractive two-bedroom home offers a relaxed setting with a touch of coastal charm. Both bedrooms are comfortable doubles, with the master benefiting from sea glimpses. The property includes a modern, well-presented kitchen with space for a dining table, a spacious living room, and a generous rear garden offering plenty of outdoor space. A gated mini park sits just opposite, giving the area an open and welcoming feel. The home is offered with no forward chain for a smooth and straightforward move. Contact the Jeffries Gosport office to arrange your viewing.

2 
1 
2 



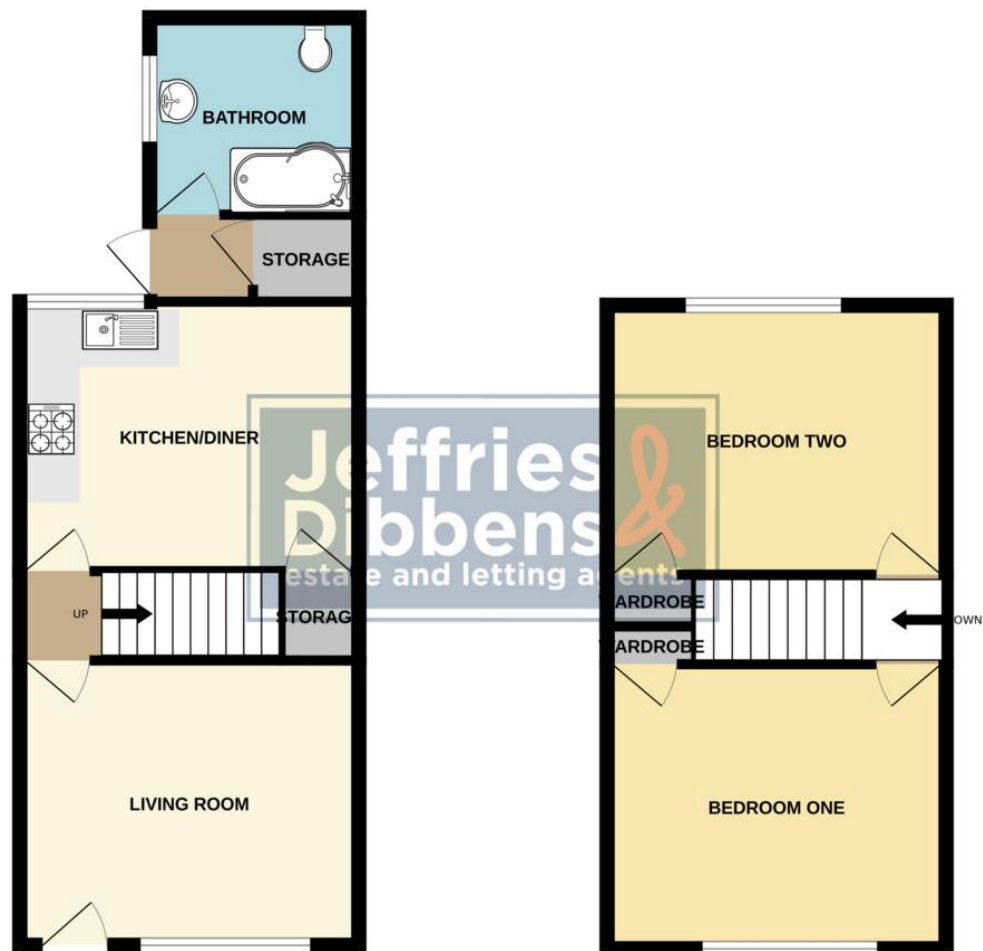


LIVING ROOM 13' 0" x 10' 11" (3.97m x 3.34m)
KITCHEN / DINER 13' 0" x 10' 2" (3.97m x 3.12m)
BATHROOM 8' 0" x 7' 6" (2.44m x 2.29m)
STAIRS AND LANDING
BEDROOM ONE 12' 11" x 10' 11" (3.96m x 3.34m)
BEDROOM TWO 13' 1" x 10' 4" (4.00m x 3.16m)
GARDEN



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

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		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
& Dibbensen**
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