

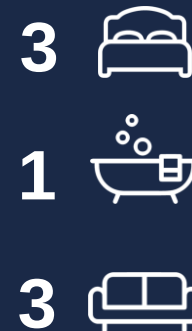
GUIDE PRICE

£310,000 - £320,000

7 Puffin Gardens

Peel Common, Gosport, Hampshire, PO13 0RF

Situated in the heart of the sought-after, green leafy area of Peel Common, this well-presented three-bedroom semi-detached home is ideally located within close proximity to highly regarded schools, local amenities and excellent transport links. A standout feature of this property is the spacious open-plan kitchen/dining room, an uncommon and highly desirable addition for homes in this area, creating the perfect space for modern family living and entertaining. The ground floor also offers a separate lounge which opens into a bright conservatory, overlooking the attractive and mature rear garden. Upstairs, the property boasts three generously sized bedrooms and a stylish, modern family bathroom. Further benefits include a garage and off-road parking, making this an ideal home for families and commuters alike. To arrange your viewing, please contact the Gosport Jeffries & Dibbens team today. Our phone lines are open until 8pm.





ENTRANCE PORCH

KITCHEN/DINER 21' 6" x 9' 6" (6.57m x 2.92m)

LOUNGE 12' 11" x 12' 2" (3.94m x 3.72m)

CONSERVATORY 10' 11" x 8' 6" (3.33m x 2.60m)

STAIRS AND LANDING

BEDROOM ONE 11' 3" x 12' 7" (3.45m x 3.85m)

BEDROOM TWO 9' 8" x 8' 4" (2.95m x 2.55m)

BEDROOM THREE 10' 0" x 6' 11" (3.05m x 2.11m)

BATHROOM 6' 6" x 6' 2" (1.99m x 1.89m)

GARDEN 45' 7" (13.91m)

GARAGE & PARKING



GROUND FLOOR



1ST 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 Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC Awaited

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**
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