

GUDIE PRICE

£300,000 - £315,000

40 Agincourt Avenue

Alver Village, Gosport, Hampshire, PO13 8NU

A well-presented three-bedroom townhouse, situated within the popular modern Alver Valley development, offering easy access to Alver Valley Country Park, the seafront, and a range of local amenities. This spacious and thoughtfully designed home features well-proportioned accommodation throughout, making it an ideal choice for families or those seeking versatile living space. The property comprises three generous bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom. Externally, the property offers off-road parking and a good-sized enclosed rear garden, providing the perfect space for outdoor entertaining or family enjoyment. Early viewing is highly recommended. Please contact the Jeffries & Dibbens Gosport team to arrange an appointment – our telephone lines are open until 8pm.

- 3 
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ENTRANCE HALL

KITCHEN 12' 4" x 8' 11" (3.77m x 2.74m)

WC

LIVING ROOM 13' 11" x 12' 6" (4.25m x 3.83m)

STAIRS AND LANDING

BEDROOM TWO 13' 10" x 12' 8" (4.22m x 3.87m)

BEDROOM THREE 9' 4" x 6' 9" (2.87m x 2.07m)

BATHROOM 6' 8" x 5' 6" (2.04m x 1.68m)

STAIRS TO MASTER BEDROOM

BEDROOM ONE 21' 2" x 10' 4" (6.47m x 3.17m)

EN-SUITE 7' 10" x 5' 8" (2.40m x 1.73m)

GARDEN

OFF ROAD PARKING





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such for any prospective purchase. 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 1/2025

LOCAL AUTHORITY

Gosport

TENURE

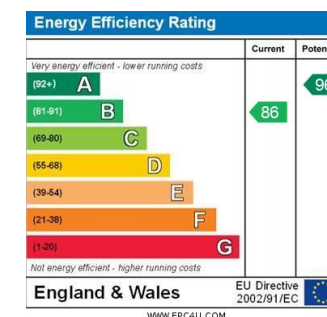
Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only



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
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