



OFFERS IN EXCESS OF  
**£265,000**  
**2 Nursery Close**  
Gosport, PO13 0TH

## PROPERTY SUMMARY

Situated in a highly requested area of Bridgemary, this property is located in a quiet cul-de-sac and is in our opinion a fantastic family home. The property benefits from three generous bedrooms, a spacious lounge, cloakroom, kitchen/diner ideal for modern family living. Additional features include a southerly facing low maintenance rear garden, allocated parking and so much more. An early viewing is highly recommended to fully appreciate all this beautiful home has to offer. Contact our Gosport team today to arrange your viewing - phone lines are open until 8pm.





**ENTRANCE HALL**

**CLOAKROOM**

**LOUNGE** 11' 11" x 15' 3" (3.64m x 4.65m)

**KITCHEN/DINER** 19' 1" x 11' 11" (5.82m x 3.64m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM** 12' 9" x 10' 9" (3.89m x 3.3m)

**BEDROOM TWO** 11' 1" x 9' 8" (3.4m x 2.97m)

**BEDROOM THREE** 9' 1" x 8' 0" (2.79m x 2.46m)

**BATHROOM**

**GARDEN**

**HARD STAND PARKING SPACE**





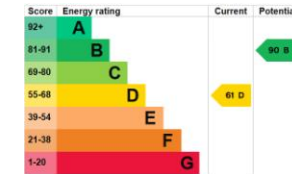
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.



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