



**£245,000**  
**18 Prideaux-brune Avenue**  
Gosport, PO13 0UE

## PROPERTY SUMMARY

This well-presented end-of-terrace property offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, small families, or investors. The ground floor features a good-sized lounge, providing a welcoming space for relaxation and entertaining, along with a fitted kitchen incorporating a dining area, perfect for everyday family living. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from both front garden and a substantial rear enclosed garden with a range of useful outbuildings. One of the outbuildings is currently used as a home office, offering an ideal space for remote working or a variety of other uses. Conveniently located close to local amenities, shops, schools, and transport links.





**ENTRANCE HALL**

**LOUNGE** 12' 11" x 11' 3" (3.96m x 3.43m)

**KITCHEN/DINER** 17' 7" x 7' 10" (5.36m x 2.39m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 11" x 10' 2" (4.26m x 3.10m)

**BEDROOM TWO** 10' 9" x 10' 7" (3.30m x 3.25m)

**BATHROOM**

**OUTSIDE**

**FRONT & REAR GARDENS**

**BRICK BUILT SHEDS** One currently used as a home office.



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 B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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.

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