OFFERS IN EXCESS OF

£350,000

37 High Drive

Gosport, PO13 0QS

PROPERTY SUMMARY

Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers generous and versatile living accommodation ideal for families. The ground floor boasts a separate lounge & dining room, perfect for both relaxing and entertaining, alongside a well-appointed fitted kitchen with ample storage and worktop space. A separate utility room provides additional practicality, while a versatile family room offers flexibility for home working or family needs. Completing the ground floor is a convenient cloakroom. Upstairs, the property features three well-proportioned bedrooms and a modern four-piece family bathroom suite, comprising of a bath, separate shower, wash basin and WC. Externally, the property benefits from a driveway & garage, providing secure off-street parking or additional storage. The enclosed rear garden offers an excellent space for outdoor entertaining and family enjoyment, complete with a large summer house.

3

1

2

ENTRANCE PORCH

HALLWAY

LOUNGE 13' 10" x 10' 10" (4.23m x 3.32m)

DINING ROOM 10' 10" x 8' 9" (3.32m x 2.67m)

KITCHEN 13' 4" x 11' 9" (4.08m x 3.59m) Into 2.33m

UTILITY ROOM 11' 4" x 8' 1" (3.46m x 2.48m)

FAMILY ROOM 10' 11" x 7' 1" (3.34m x 2.16m)

FIRST FLOOR LANDING

BEDROOM ONE 17' 0" x 10' 2" (5.19m x 3.11m) Into 1.95m

BEDROOM TWO 11' 0" x 8' 6" (3.36m x 2.60m)

BEDROOM THREE 10' 11" x 8' 2" (3.34m x 2.51m)

BATHROOM 8' 2" x 6' 8" (2.51m x 2.05m)

OUTSIDE

GARAGE 16' 2" x 8' 3" (4.95m x 2.52m)

DRIVEWAY

FRONT GARDEN

REAR ENCLOSED GARDEN

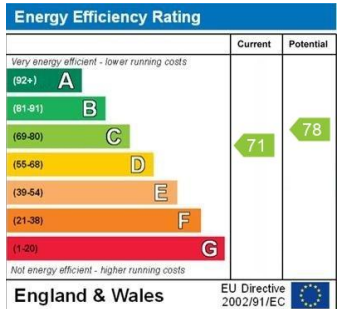
SUMMER HOUSE

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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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