

GUIDE PRICE

£260,000-£270,000

9 Herbert Road

Gosport, PO12 3RZ

PROPERTY SUMMARY

Guide Price £260,000-£270,000 Situated in a popular location, close to Privett Park and within the catchment area for By House School, this end-of-terrace house is offered with no forward chain. The property offers well-proportioned accommodation, with the added benefit of a conservatory overlooking the rear garden. The ground floor comprises two reception rooms, providing flexible living and dining space, with the conservatory accessed from the dining room. There is also a good-sized kitchen measuring approximately 15'9" in length. To the first floor are three bedrooms and a family bathroom. Outside, the front of the property has a driveway offering off-road parking and to the rear you'll find an enclosed garden with hardstanding providing additional parking. This property offers an opportunity for a new owner to update and personalise to their own requirements and viewing comes highly recommended.





PORCH

ENTRANCE HALL

LOUNGE 13' 5" x 10' 9" (4.11m x 3.28m)

DINING ROOM 12' 0" x 9' 8" (3.68m x 2.97m)

KITCHEN 15' 8" x 8' 5" (4.8m x 2.59m) maximum measurements

CONSERVATORY 11' 6" x 6' 2" (3.51m x 1.88m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 8" x 9' 8" (4.19m x 2.97m)

BEDROOM TWO 11' 10" x 9' 10" (3.61m x 3.00m)

BEDROOM THREE 8' 9" x 6' 5" (2.67m x 1.98m)

BATHROOM

OUTSIDE

DRIVEWAY

REAR ENCLOSED GARDEN





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, windows and doors are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. prospective purchasers. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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