



OFFERS IN EXCESS OF
£365,000
23 Exmouth Road
Elson, Gosport, PO12 4EX

Located in a cul-de-sac in Elson, this extended three/four-bedroom semi-detached home offers versatile living accommodation and off-road parking via a private driveway. The ground floor features a spacious open-plan kitchen and living area with a breakfast bar, creating a practical space for everyday living and entertaining. There is also a separate WC and a flexible additional room which could be used as a fourth bedroom, home office or family room. Upstairs, the property benefits from three well-proportioned bedrooms and a four-piece family bathroom suite. Further features include gas central heating and triple glazing throughout. Situated within easy reach of local amenities, schools and transport links, this property would suit a range of buyers. For further information or to arrange a viewing, please contact the Jeffries & Dibbens Gosport team. Phone lines are open until 8pm.





Entrance Hall

Cloakroom

Bedroom Four / Study 12' 4" max x 8' 1" max (3.76m max x 2.46m max)

Lounge / Dining Room 20' 7" max x 15' 9" max (6.27m max x 4.80m max)

Kitchen 18' 7" max x 13' 1" max (5.66m max x 3.99m max)

First Floor Landing

Bedroom One 12' 7" x 12' 1" (3.84m x 3.68m)

Bedroom Two 10' 9" x 8' 7" (3.28m x 2.62m)

Bedroom Three 12' 7" x 8' 1" (3.84m x 2.46m)

Four Piece Bathroom

Rear Garden

Parking





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with AutoCAD 12/2020

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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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