



£390,000
45 Privett Place
Gosport, Hampshire, PO12 3SG

PROPERTY SUMMARY

Located on Privett Place, a well-regarded and charming road, this extended semi-detached property backs directly onto the park. The home offers a generous westerly-facing garden, a spacious kitchen/diner, and a large lounge featuring a log burner. Additional benefits include a utility room, downstairs WC, a modern bathroom, and three well-proportioned bedrooms. Properties on this road are consistently in demand, so early viewing is recommended. Please contact the Jeffries & Dibbens Gosport team to arrange your appointment — phone lines are open until 8pm.





ENTRANCE HALLWAY

LIVING ROOM 20' 9" x 9' 10" (6.35m x 3.02m)

KITCHEN/DINER 20' 9" x 11' 6" (6.33m x 3.53m)

UTILITY ROOM 11' 11" x 6' 9" (3.65m x 2.06m)

WC

STAIRS AND LANDING

BEDROOM ONE 12' 4" x 11' 7" (3.77m x 3.55m)

BEDROOM TWO 12' 5" x 8' 11" (3.79m x 2.72m)

BEDROOM THREE 8' 9" x 6' 8" (2.67m x 2.04m)

BATHROOM 9' 8" x 5' 5" (2.97m x 1.67m)

GARAGE

GARDEN

DRIVEWAY



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.
Made with Intoplan 12/2016

LOCAL AUTHORITY

Gosport

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 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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