

£330,000

11 Blenheim Gardens

Hardway, Gosport, Hampshire, PO12 4JT

Set in a cul-de-sac, this well-presented three-bedroom semi-detached house offers generous living space, off-road parking and a garage. The spacious living area sits at the rear of the property and overlooks the garden, giving it a pleasant outlook and a natural connection to the outside space. The garden has a south-westerly aspect, making it a particularly appealing spot for afternoon and evening sun. Together, the indoor space and garden offer plenty of room for day-to-day living, relaxing or entertaining. Presented in good order throughout, the property is ready to view and gives buyers the opportunity to see how the space could work for them. Its cul-de-sac position, three bedrooms and practical parking arrangements add to its appeal. To arrange a viewing, contact the Jeffries & Dibbens Gosport team. Phone lines are open until 8pm.

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Entrance Hallway & Stairs

Kitchen - 11'4" (3.45m) x 7'8" (2.34m)

Lounge/Dining Room - 15'10" (4.83m) x 17'7" (5.36m)

Cloakroom

Stairs & Landing

Bedroom One - 11'9" (3.58m) x 10'2" (3.1m)

Bedroom Two - 10'4" (3.15m) x 10'1" (3.07m)

Bedroom Three - 7'1" (2.16m) x 6'0" (1.83m)

Bathroom

Garage & Parking Space - 16'9" (5.11m) x 8'2" (2.49m)

Rear South Westerly Facing Garden





TOTAL FLOOR AREA : 999 sq.ft. (90.0 sq.m.) approx.

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 C

VIEWINGS
By prior appointment only

EPC awaited

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.

**Jeffries
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