



GUIDE PRICE

£240,000 - £260,000

22 Bolton Drive

Priddy's Hard, Gosport, Hampshire, PO12 4GY

Situated within the popular Priddy's Hard development, steeped in maritime history and enjoying a waterfront setting surrounded by Portsmouth harbour, this two-bedroom house would make an ideal purchase for first-time buyers, couples or investors. The property benefits from two allocated parking spaces, a spacious lounge, an open-plan kitchen/diner with french doors to the garden along with two double bedrooms. Offering well-proportioned accommodation in a popular and well-established location, this is a great opportunity to acquire a home in a sought-after waterfront development. Contact Jeffries & Dibbens, Gosport, to arrange your viewing. Our phone lines are open until 8pm.

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ENTRANCE HALL

LOUNGE 14' 3" x 13' 6" (4.35m x 4.13m)

KITCHEN/DINER 14' 4" x 8' 4" (4.39m x 2.55m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE 14' 2" x 11' 5" (4.33m x 3.49m)

BEDROOM TWO 10' 11" x 7' 11" (3.33m x 2.42m)

BATHROOM

OUTSIDE

REAR ENCLOSED GARDEN

ALLOCATED PARKING





22 BOLTON DRIVE

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 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 lettings 1/2025

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(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.

**Jeffries
Dibbens**
estate and letting agents

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