

GUIDE PRICE

£385,000 - £400,000

20 Gunners Way

Gosport, Hampshire, PO12 4DS

A well-proportioned family home which has been extended with a double-storey extension, providing spacious and comfortable accommodation throughout. The property has been well maintained over the years and offers three generous double bedrooms, including a large master suite with a spacious en-suite. The ground floor comprises a large living room, a separate dining room overlooking the garden and a modern kitchen. A particular feature of the property is the large, mature southerly facing rear garden, which has been landscaped and offers a good degree of privacy. Providing plenty of space to enjoy the outdoors, the garden also benefits from a summer house. To the front, there is a substantial driveway providing ample off-road parking, together with a garage. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing, phone lines open until 8PM.

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ENTRANCE HALLWAY

LIVING ROOM 19' 8" x 11' 7" (6.01m x 3.55m)

DINING ROOM 18' 2" x 10' 5" (5.54m x 3.20m)

KITCHEN 8' 9" x 8' 4" (2.67m x 2.56m)

STAIRS AND LANDING

BEDROOM ONE 18' 0" x 9' 0" (5.51m x 2.75m)

ENSUITE

BEDROOM TWO 11' 1" x 8' 10" (3.38m x 2.71m)

BEDROOM THREE 10' 7" x 8' 10" (3.23m x 2.70m)

GARAGE 19' 9" x 10' 2" (6.04m x 3.12m)

SOUTHERLY FACING GARDEN

DRIVEWAY





20 GUNNERS WAY

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 Metreplex 5/2025

LOCAL AUTHORITY
Gosport

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk