


GUIDE PRICE

**£280,000 - £295,000**

## 6 Holmdale Road

Elson, Gosport, Hampshire, PO12 4PJ

Refurbished throughout, this beautifully presented three-bedroom family home is set in a popular part of Elson and benefits from a southerly facing rear garden and off-road parking for two cars. Inside, the ground floor feels bright and welcoming, with an open-plan layout that brings the living area and modern kitchen together. There's a breakfast bar for casual dining, while bi-fold doors open directly onto the rear garden, a lovely spot to sit out or eat outdoors in the warmer months. The fresh, modern finish continues upstairs, where three well-presented bedrooms are served by a stylish, refitted family bathroom. The third bedroom would also work well as a nursery or home office. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing.

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Entrance Hall

Lounge 15' 6" max x 10' 4" max ( 4.72m max x 3.15m max )

Kitchen / Breakfast Room 16' 1" max x 6' 6" max ( 4.90m max x 1.98m max )

Stairs and Landing

Bedroom One 12' 6" max x 9' 9" max ( 3.81m max x 2.97m max )

Bedroom Two 10' max x 9' 9" max ( 3.05m max x 2.97m max )

Bedroom Three 7' 3" max x 5' 8" max ( 2.21m max x 1.73m max )

Bathroom

Driveway For Two Cars

Southerly Facing Rear Garden






**LOCAL AUTHORITY**
Gosport

**TENURE**
Freehold

**COUNCIL TAX BAND**
Band

**VIEWINGS**
By prior appointment only

EPC to follow

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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