



GUIDE PRICE  
**£265,000 - £275,000**  
**Grange Crescent**  
Gosport, Hampshire, PO12 3DU

## PROPERTY SUMMARY

We are pleased to bring to the market this well presented three bedroom family home, located conveniently in the heart of Gosport. The property features a living room with wood burning stove, open dining room and modern fitted kitchen, sun room offering additional living and utility area, westerly facing garden, garage, upstairs bathroom, two double bedrooms and a third single bedroom/office. Please call our Gosport branch to arrange your viewing.





#### **ENTRANCE HALL**

**LOUNGE** 13' 3" x 10' 3" (4.04m x 3.14m)

**DINING ROOM** 12' 4" x 10' 9" (3.76m x 3.3m)

**KITCHEN** 9' 2" x 5' 9" (2.81m x 1.76m)

**CONSERVATORY** 16' 6" x 6' 1" (5.05m x 1.87m)

#### **STAIRS AND LANDING**

**BEDROOM ONE** 13' 5" x 10' 0" (4.10m x 3.05m)

**BEDROOM TWO** 12' 5" x 10' 0" (3.81m x 3.05m)

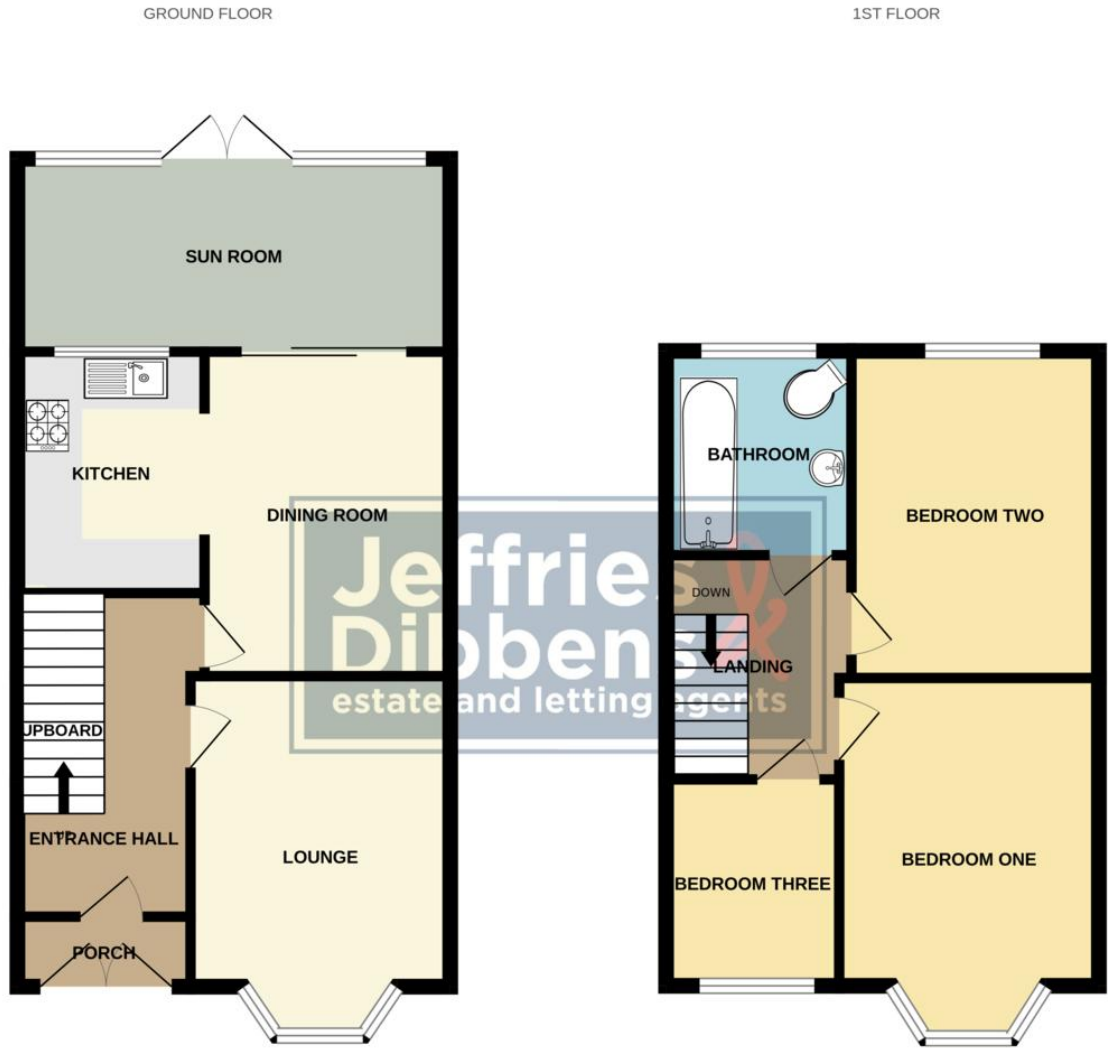
**BEDROOM THREE** 8' 3" x 5' 6" (2.52m x 1.68m)

**BATHROOM** 5' 10" x 5' 9" (1.79m x 1.77m)

**GARDEN** 35' 1" (10.7m)

**GARAGE**



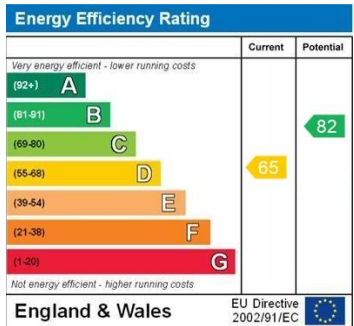


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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



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