

GUIDE PRICE

£275,000 - £285,000

82 Grange Crescent

Gosport, PO12 3DU

PROPERTY SUMMARY

***Guide £275,000 - £285,000 *** We are excited to bring to the market this extended four bedroom family home located in the popular Grange Crescent, a short walk from local schools, bus stops and amenities. This spacious property has many benefits including three double bedrooms, separate lounge, generous kitchen/diner, cloakroom, newly fitted shower room, garage and so much more. Call our Gosport office today to avoid missing out and arrange an internal inspection.





ENTRANCE PORCH

HALLWAY

LOUNGE 12' 11" x 10' 0" (3.94m x 3.07m)

EXTENDED DINING ROOM 21' 7" x 9' 8" (6.60m x 2.95m)

KITCHEN 15' 8" x 5' 11" (4.78m x 1.81m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 2" x 9' 9" (3.73m x 2.98m)

BEDROOM TWO 13' 5" x 9' 3" (4.09m x 2.82m)

SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM THREE 11' 3" x 10' 2" (3.45m x 3.12m)

BEDROOM FOUR 7' 3" x 6' 0" (2.21m x 1.83m)

DETACHED GARAGE

FRONT & REAR GARDENS





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

**Jeffries
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