



GUIDE PRICE  
**£385,000 - £395,000**  
**12 Sedgewick Close**  
Gosport, PO13 9RB

## PROPERTY SUMMARY

\*\*\*Guide Price £385,000 - £395,000 \*\*\* Nestled away in a hidden cul-de-sac location is this beautifully presented and extended family home. This spacious property has so much to offer including open plan lounge/diner, three first floor bedrooms, conservatory, study/bedroom four, modern kitchen & bathroom, cloakroom, off road parking & garage, generously sized rear garden and so much more. Call our Gosport office to arrange an internal inspection and avoid missing out on this must see property.





**ENTRANCE HALL**

**LOUNGE** 12' 11" x 10' 11" (3.94m x 3.33m)

**DINING ROOM** 10' 5" x 9' 1" (3.2m x 2.77m)

**STUDY/BEDROOM FOUR** 11' 1" x 6' 5" (3.4m x 1.96m)

**CLOAKROOM**

**CONSERVATORY** 12' 0" x 8' 2" (3.68m x 2.49m)

**KITCHEN** 14' 11" x 9' 1" (4.57m x 2.79m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 11" x 8' 0" (3.96m x 2.46m)

**BEDROOM TWO** 10' 5" x 9' 10" (3.2m x 3.02m)

**BEDROOM THREE** 9' 6" x 7' 4" (2.9m x 2.24m)

**BATHROOM**

**WC**

**REAR GARDEN**

**GARAGE & WORKSHOP**

**AGENTS NOTE** Freehold  
Council Tax Band D



GROUND FLOOR

1ST FLOOR



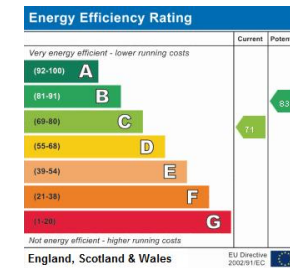
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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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