



£325,000
8 Sandcroft Close
Gosport, PO12 2TH

PROPERTY SUMMARY

We are delighted to offer this three bedroom family home for sale. The property is situated within the much sought after location of Gomer, Gosport which is within walking distance to the seafront and is within the catchment area for popular schooling. Internally the property is in good condition benefiting from a modern fitted kitchen and shower room, spacious lounge, conservatory, three double bedrooms and a garage with off road parking. Please contact the Gosport team to arrange your internal viewing, phone lines open until 8PM

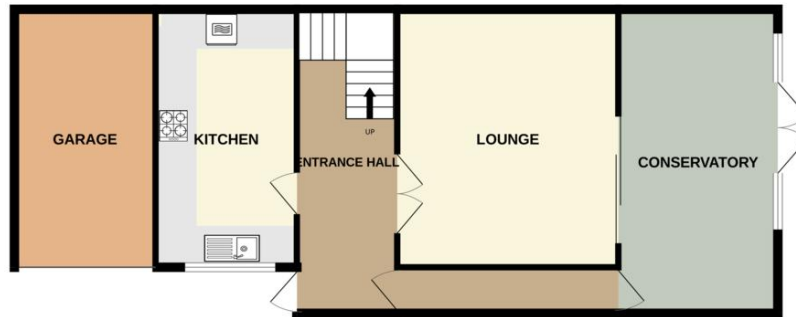




ENTRANCE HALL
LOUNGE
KITCHEN
CONSERVATORY
STAIRS AND LANDING
BEDROOM ONE
BEDROOM TWO
BEDROOM THREE
SHOWER ROOM
WC
GARAGE
OFF ROAD PARKING
AGENTS NOTE
Freehold
Council Tax Band C
EPC Rating TBC



GROUND 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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