

GUIDE PRICE

£225,000

62 Grange Crescent

Gosport, Hampshire, PO12 3DU

PROPERTY SUMMARY

We are excited to welcome to the market this spacious three bedroom family home offered with no onward chain. Accommodation includes lounge/diner, separate galley kitchen, spacious conservatory, upstairs bathroom, three bedrooms, garage with vehicle access and so much more. The previous owners had a lift installed for access from the dining room up to the 2nd bedroom but this could also be easily removed if not required without much work. Please contact our Gosport branch to arrange your internal viewing now.





ENTRANCE HALL

LOUNGE/DINER 10' 2" x 23' 5" (3.12m x 7.14m)

KITCHEN 5' 10" x 9' 3" (1.79m x 2.83m)

CONSERVATORY 15' 2" x 7' 10" (4.63m x 2.39m)

STAIRS & LANDING

BEDROOM 1 10' 1" x 11' 3" (3.09m x 3.43m)

BEDROOM 2 9' 8" x 12' 4" (2.96m x 3.76m)

BEDROOM 3

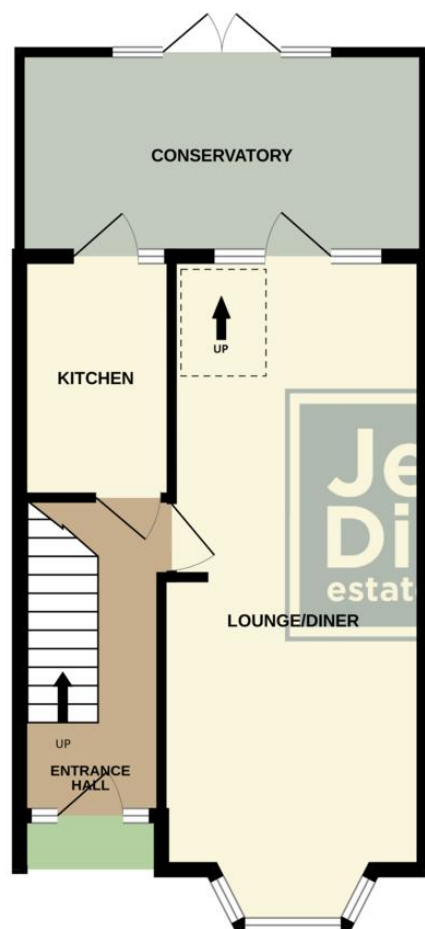
BATHROOM 5' 10" x 5' 10" (1.80m x 1.80m)

AGENT NOTES - Freehold

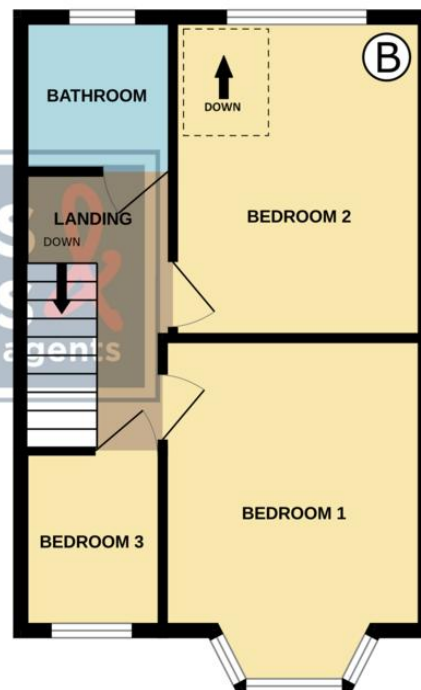
- EPC Rating D
- Council Tax Band B



GROUND FLOOR



1ST FLOOR

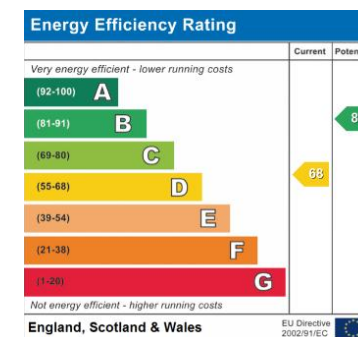


LOCAL AUTHORITY
Gosport Borough Council

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.

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.

**Jeffries
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