

Grange Crescent, Gosport,
Hampshire, PO12 3DU

£265,000



An Ideal Family Home
Open Plan Living Area
First Floor Bathroom
Landscaped Garden

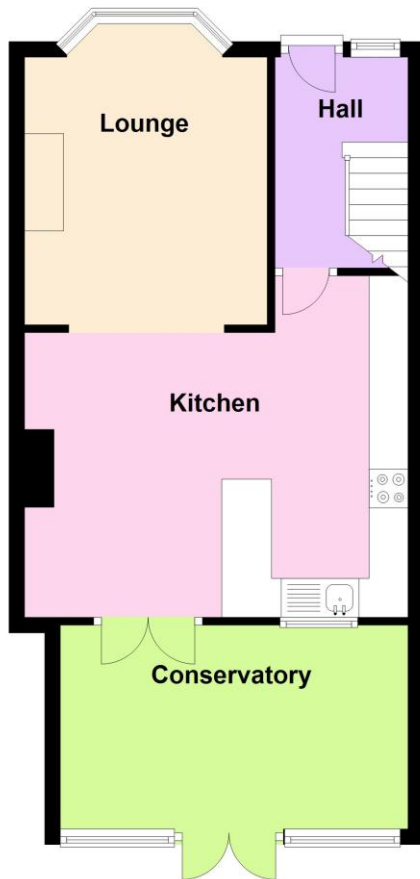
Three Bedrooms
Modern Kitchen
Conservatory
PVCu Double Glazing & Gas Central Heating

023 9258 5588

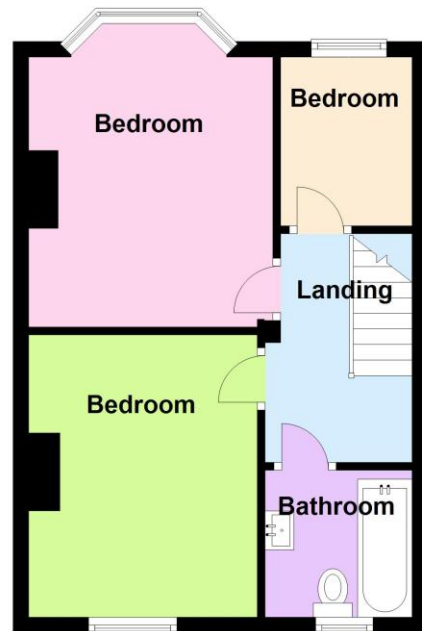
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Ground Floor

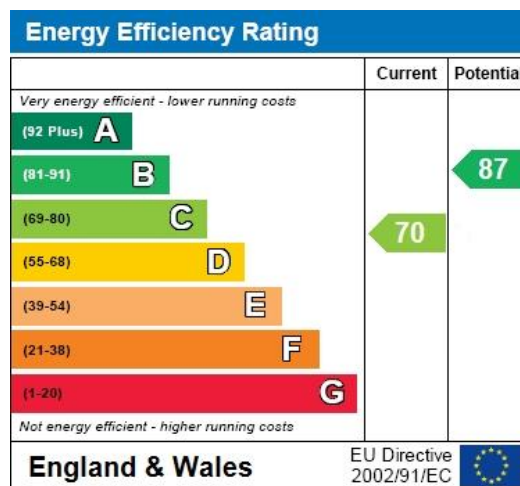


First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door with window adjacent, antique style radiator, stairs to first floor.
Open Plan Living Area	
Lounge Area	13'2" (4.01m) Into Bay x 10'2" (3.1m) PVCu double glazed window, tall standing radiator, wood burning stove on slate hearth, 2 wall lights.
Kitchen / Dining Area	16'1" (4.9m) x 11'11" (3.63m) Plus Recess, Single drainer sink unit, wall and base units with worksurface over, built in double oven, 4 ring gas hob with cooker extractor canopy over, integrated fridge/freezer and dishwasher, breakfast bar, tiled splashbacks, PVCu double glazed window, French doors to conservatory, skirting heater.
Conservatory	14'9" (4.5m) x 8'7" (2.62m) PVCu double glazed windows and French doors to garden, polycarbonate roof, plumbing for washing machine, space for dryer.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'8" (4.17m) Into Bay x 10'1" (3.07m) PVCu double glazed window, antique style radiator.
Bedroom 2	12'0" (3.66m) x 9'7" (2.92m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	7'2" (2.18m) x 5'8" (1.73m) PVCu double glazed window, radiator.
Bathroom	6'0" (1.83m) x 5'11" (1.8m) White suite of panelled bath with separate shower over, vanity hand basin, low level W.C., chrome heated towel rail, tiled splashbacks, wall mounted gas central heating boiler, ceramic tiled floor.
OUTSIDE	
Front Garden	With brick wall and timber gate, paved path, laid to slate chippings.
Rear Garden	With decking area with metal pergola over, lawn, borders, timber shed, rear pedestrian gate to service road.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.