

**£360,000**

**38 Edgecombe Crescent**

Gosport, PO13 9RD

## PROPERTY SUMMARY

Situated in a highly requested area of Gosport, this three bedroom semi detached property is located in a quiet crescent, on a sizeable plot and presents an excellent opportunity for buyers looking to extend or add value. The home benefits from a spacious rear extension, a substantially sized garden, a garage, and off-road parking for several vehicles. Early viewing is highly recommended to fully appreciate the potential on offer. Contact our Gosport team today to arrange your viewing — phone lines are open until 8pm.





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**ENTRANCE HALL** 13' 7" x 13' 3" (4.15m x 4.06m) max

**LOUNGE/DINER** 10' 11" x 23' 10" (3.33m x 7.27m)

**KITCHEN** 10' 5" x 8' 2" (3.19m x 2.50m)

**STUDY/UTILITY ROOM** 18' 4" x 6' 2" (5.60m x 1.88m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 3" x 10' 1" (4.04m x 3.08m)

**BEDROOM TWO** 11' 0" x 10' 1" (3.36m x 3.09m)

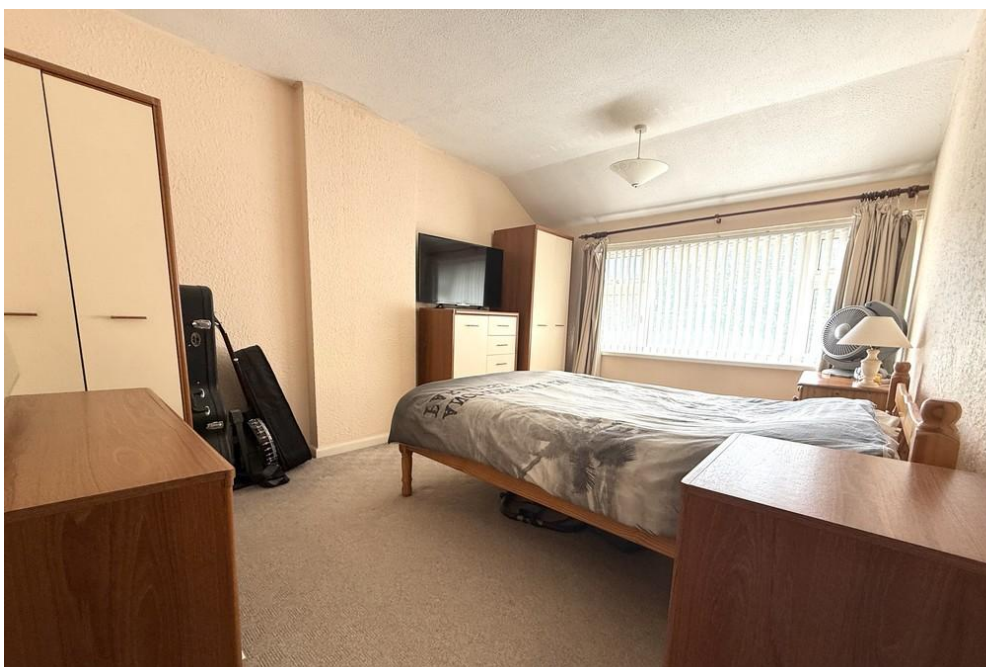
**BEDROOM THREE** 10' 0" x 7' 3" (3.05m x 2.22m)

**BATHROOM**

**WC**

**GARDEN**

**GARAGE & OFF ROAD PARKING**





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given. Made and managed in Great Britain.

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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