



**Grange Crescent, Gosport PO12 3DU**

**welcome to**

## **Grange Crescent, Gosport**

**\*\* Double Storey Extension \*\* Fitted Kitchen/Family Room \*\* Two Bathrooms \*\* Four Bedrooms \*\* Enclosed Rear Garden \*\***

### **Lounge/Diner**

26' 3" x 15' 10" ( 8.00m x 4.83m )

UPVC door to front access, UPVC double glazed window to front elevation, UPVC double glazed bay window to front elevation, stairs to first floor, feature fire surround, storage cupboard, door to:

### **Bathroom**

Open plan French style doors to kitchen/family room, panel bath, wash hand basin, wc, heated towel rail, tiled surrounds.

### **Kitchen**

13' 7" x 9' 6" ( 4.14m x 2.90m )

Matching wall and base units, sink and drainer unit with mixer tap, wall mounted gas boiler, space for oven, extractor, space for washing machine, tumble dryer, dishwasher and American style fridge/freezer, wall mounted gas boiler, radiator.

### **Family Room**

13' 10" x 10' 3" ( 4.22m x 3.12m )

UPVC door to rear garden, UPVC double glazed window to rear elevation, skylight window, breakfast bar, designer radiator.

### **First Floor Landing**

Stairs to loft, doors to:

### **Bedroom 1**

13' 9" max x 10' 2" max ( 4.19m max x 3.10m max )

UPVC double glazed bay window to front elevation, radiator.

### **Bedroom 2**

16' 10" max x 9' 9" max ( 5.13m max x 2.97m max )

UPVC double glazed window to rear elevation, lift platform, radiator, door to:





### **Wet Room**

Shower enclosure, wash hand basin, wc, wall mounted electric heater, heated towel rail, tiled walls.

### **Bedroom 3**

13' 9" max x 6' 9" max ( 4.19m max x 2.06m max )  
UPVC double glazed window to rear elevation,  
storage cupboard, radiator.

### **Bedroom 4**

8' 3" x 6' 9" ( 2.51m x 2.06m )  
UPVC double glazed window to front elevation,  
radiator.



### **Outside**

To the front the garden is enclosed by a half brick wall. To the rear the garden is laid to patio, rear access and enclosed by fencing.

### **Garage**

Currently unusable due to fire damage, but could be repaired.



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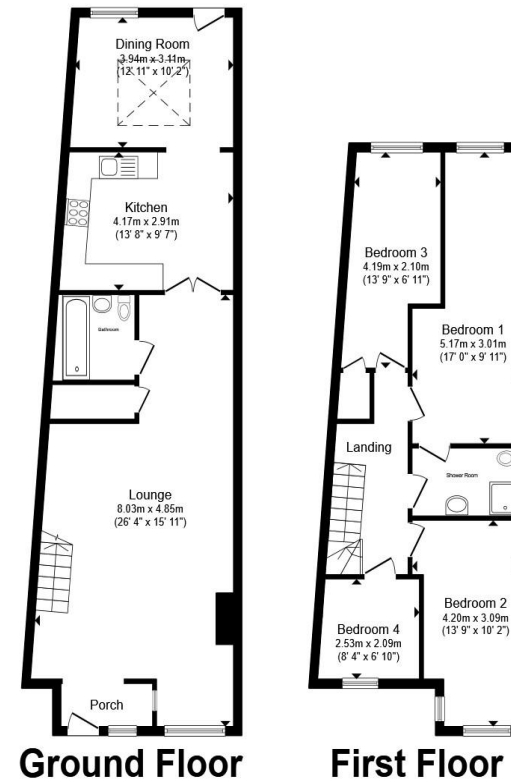
## Grange Crescent, Gosport

- Great for Bus and Road Links
- Ideal for Schools and Shops
- Extended
- Considerable Family Accommodation
- Fitted Kitchen/Diner/Family Room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£270,000**



Total floor area 128.1 m<sup>2</sup> (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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