

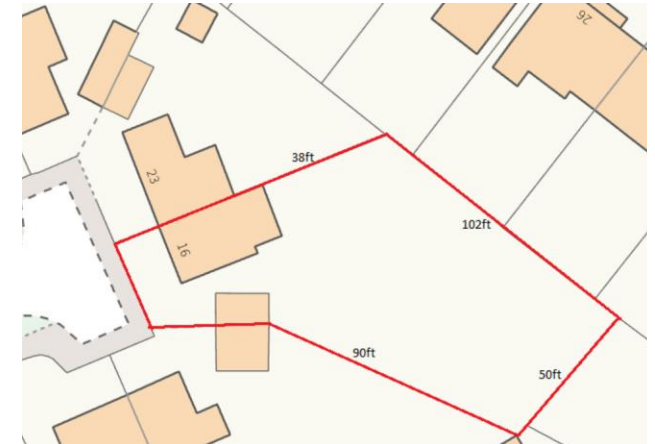


GUIDE PRICE
£425,000
16 Sedgewick Close
Hampshire, PO13 9RB

PROPERTY SUMMARY

LARGE GARDEN / POTENTIAL BUILDING PLOT / ANNEX *** Guide Price £425,000 - £450,000 A well-presented three-bedroom home situated in a quiet cul-de-sac in this popular part of Rowner, offering generous living accommodation and a substantial rear garden. The property benefits from an unusually large garden plot which provides excellent potential for a significant extension, subject to the necessary permissions. The size and layout of the plot may also offer potential for future development, including the possibility of an additional dwelling (subject to planning consent) making this an attractive opportunity for both homeowners and investors. Conveniently located

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ENTRANCE HALLWAY

LOUNGE 12' 5" x 10' 9" (3.81m x 3.30m)

DINING ROOM 10' 7" x 9' 10" (3.23m x 3.02m)

KITCHEN 8' 9" x 8' 2" (2.67m x 2.51m)

CONSERVATORY 15' 5" x 10' 2" (4.72m x 3.10m)

STAIRS AND LANDING

BEDROOM ONE 13' 3" x 8' 2" (4.04m x 2.49m)

BEDROOM TWO 10' 5" x 9' 10" (3.18m x 3.02m)

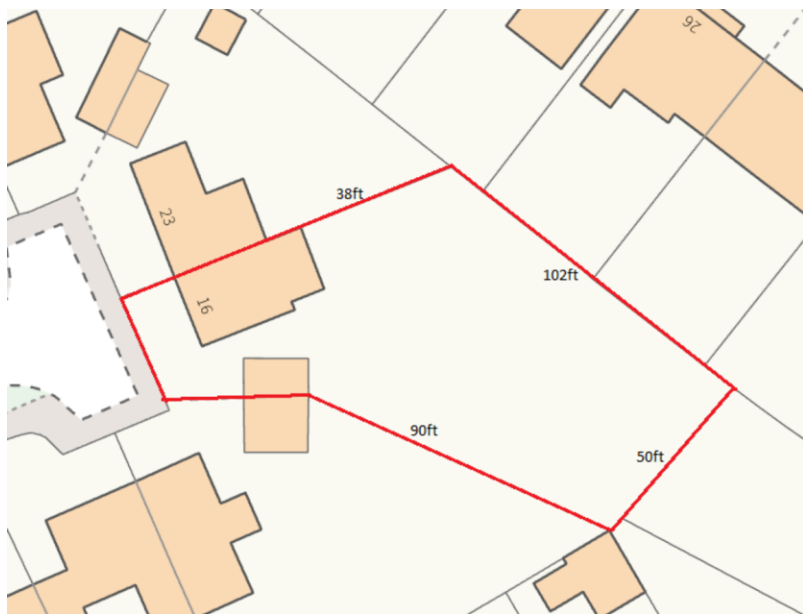
BEDROOM THREE 10' 5" x 7' 3" (3.20m x 2.21m)

BATHROOM 7' 3" x 5' 4" (2.21m x 1.65m)

WC

GARAGE 15' 8" x 8' 11" (4.78m x 2.72m)

GARDEN 106' 0" x 100' 0" (32.31m x 30.48m) Widest Parts



All Measurements are Approx

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	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Dibbens &**
estate and letting agents

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