

Grange Close, Gosport,
Hampshire, PO12 3DX

£268,000



Middle Terraced House

Two Reception Rooms

Full Width Double Glazed Conservatory

PVCu Double Glazing & Gas Central
Heating

Rear Garden Of Sunny Aspect

Three Bedrooms

Modern Kitchen

Modern First Floor Bathroom & Ground
Floor W.C.

16`1 x 12`2 Workshop

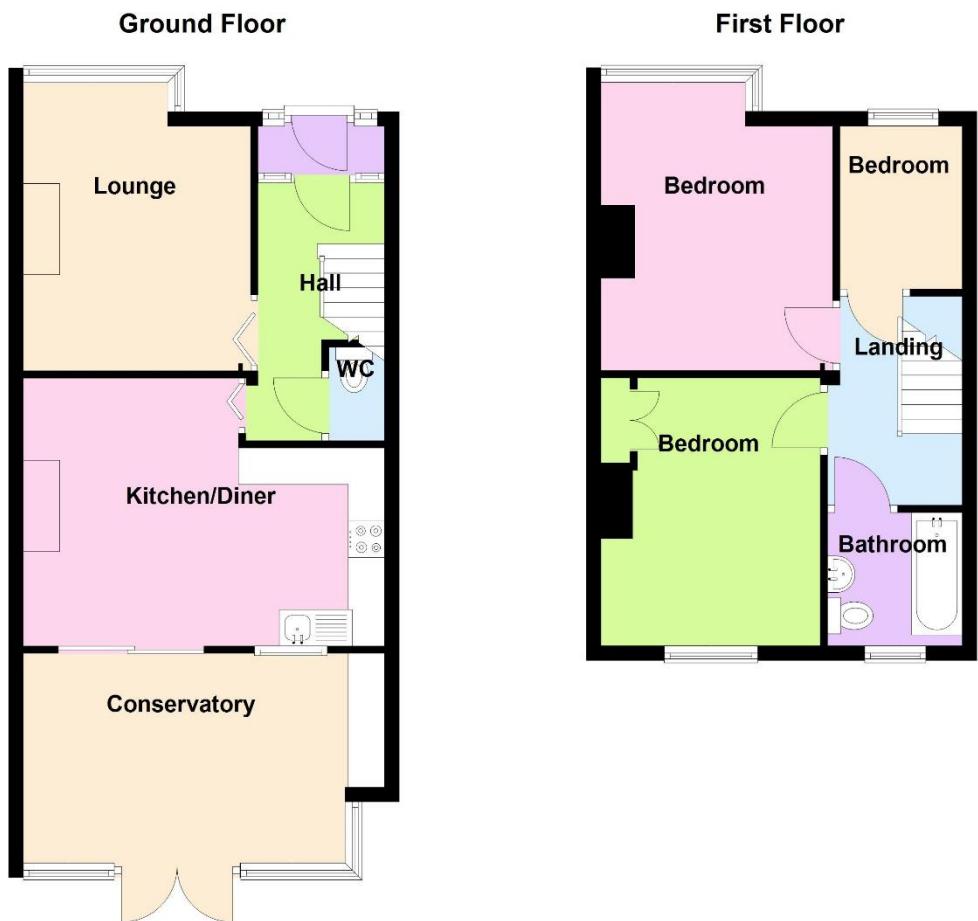
Ideal First Time Purchase

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Entrance Porch	PVCu double glazed front door and window, storage cupboard, coat hook, hardwood part glazed internal door to:
Entrance Hall	Radiator, stairs to first floor, understairs cupboard, picture rail.
Cloakroom	With low level W.C., hand basin, gas meter and fuse box behind panelling.
Lounge	13'1" (3.99m) Into Bay x 10'3" (3.12m) PVCu double glazed window, radiator, picture rail, fire surround with tiled inset and hearth (gas fire has been disconnected).
Dining Room	12'0" (3.66m) x 9'9" (2.97m) Aluminium double glazed patio door to conservatory, fire surround with brick inset and tiled hearth (gas fire has been disconnected), radiator, built in cupboards to side of chimney breast, coved ceiling, archway to:
Kitchen	8'10" (2.69m) x 5'10" (1.78m) Modern kitchen with 1 ½ bowl sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob, extractor fan, plumbing for dishwasher, coved ceiling, PVCu double glazed window, LED skirting lighting.
Conservatory	16'9" (5.11m) x 8'11" (2.72m) PVCu double glazed window and French doors to garden, polycarbonate roof, radiator, wall mounted gas central heating boiler, base cupboard with worktop, plumbing for washing machine and space for dryer.
ON THE 1ST FLOOR	
Landing	Access to loft space with loft ladder, overstairs storage cupboard, picture rail.
Bedroom 1	13'8" (4.17m) Into Bay x 10'4" (3.15m) PVCu double glazed window, radiator.
Bedroom 2	12'0" (3.66m) x 9'11" (3.02m) PVCu double glazed window, radiator, picture rail, built in cupboard.
Bedroom 3	7'3" (2.21m) x 5'6" (1.68m) PVCu double glazed window, radiator, picture rail.
Bathroom	6'0" (1.83m) x 5'10" (1.78m) White suite of panelled bath with mixer tap and thermostatically controlled shower over, vanity hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	With brick wall, paved path, decorative stones.
Rear Garden	Of sunny aspect with paved patio and path, lawn.

Workshop

16'1" (4.9m) x 12'2" (3.71m) Power and light, PVCu double glazed French doors to garden, PVCu double doors to rear service road.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

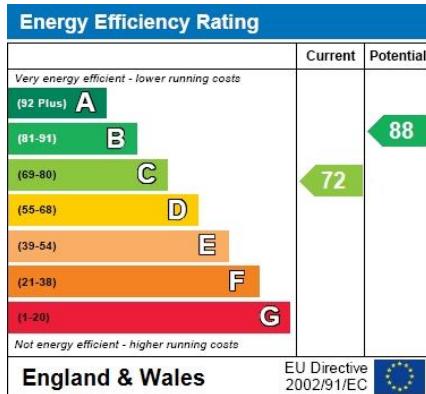
Freehold.

Council Tax

Band B.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate
available upon request

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.