

Grange Close, Gosport,
Hampshire, PO12 3DX

£299,995



Extended Middle Terrace House
Four Bedrooms
First Floor Bathroom With White Suite
Gas Central Heating
Garage

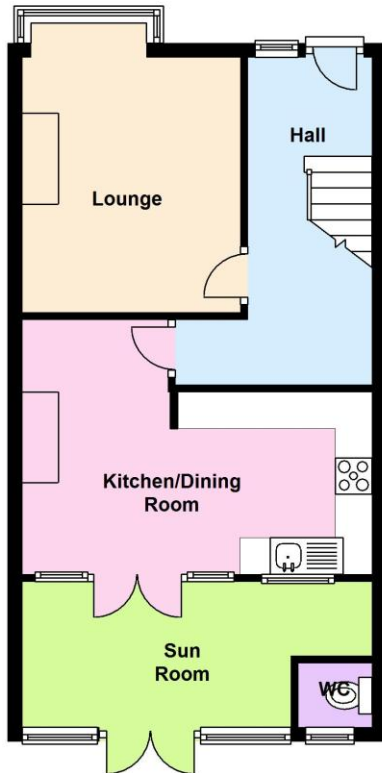
Kitchen / Dining Room
Lounge & Family Room
Fitted Kitchen
PVCu Double Glazing
Ideal Family Home

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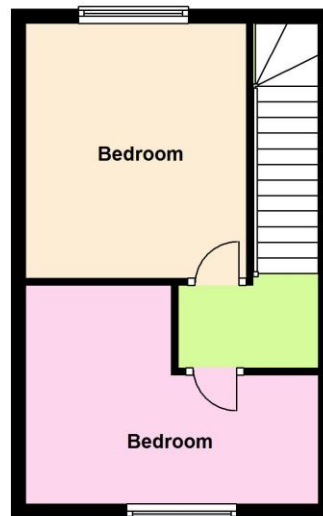
Ground Floor



First Floor



Second 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 leaded glass panel, radiator, set and coved ceiling, understairs cupboard, stairs to first floor.
Lounge	12'11" (3.94m) Into Bay x 9'11" (3.02m) PVCu double glazed window, radiator, set and coved ceiling, fireplace with electric fire.
Kitchen / Dining Room	12'0" (3.66m) x 15'11" (4.85m) narrowing to 9'4" (2.84m), L Shaped, Single bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker hood over, plumbing for washing machine, tiled splashbacks, set and coved ceiling, PVCu double glazed window and French doors to:
Family Room	15'8" (4.78m) x 6'11" (2.11m) Plumbing for washing machine, wall mounted gas combination boiler, PVCu double glazed French doors to garden, set and coved ceiling.
W.C.	Low level close coupled W.C., PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, set and coved ceiling, stairs to 2nd floor, small cupboard.
Bedroom 1	13'7" (4.14m) Into Bay x 9'11" (3.02m) PVCu double glazed window, radiator, set and coved ceiling.
Bedroom 2	12'0" (3.66m) x 9'4" (2.84m) PVCu double glazed window, radiator, set and coved ceiling.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, vanity hand basin, W.C with concealed cistern, tiled splashbacks, PVCu double glazed window, radiator, set and coved ceiling, extractor fan.
ON THE 2ND FLOOR	
Set and coved ceiling.	
Bedroom 3	13'8" (4.17m) x 9'2" (2.79m) PVCu double glazed window, radiator, set and coved ceiling.
Bedroom 4	10'10" (3.3m) x 8'2" (2.49m) PVCu double glazed window, radiator, set and coved ceiling.
OUTSIDE	
Front Forecourt	Wall and iron gate, laid to shingle.
Rear Garden	Paved with flower borders, pedestrian rear gate.
Garage	To rear, accessed via rear service road.

Services

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

Tenure

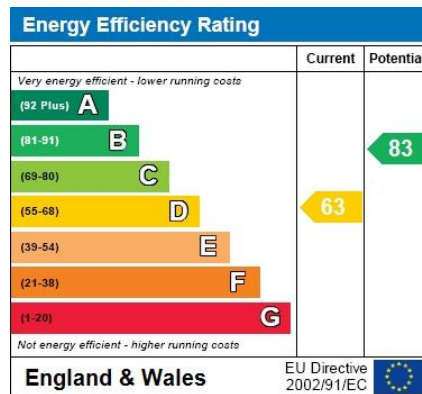
Freehold.

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

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.