

Guide Price £330,000 - £350,000
38 Edgecombe Crescent
Gosport, PO13 9RD

PROPERTY SUMMARY

Guide Price £330,000 - £350,000 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)

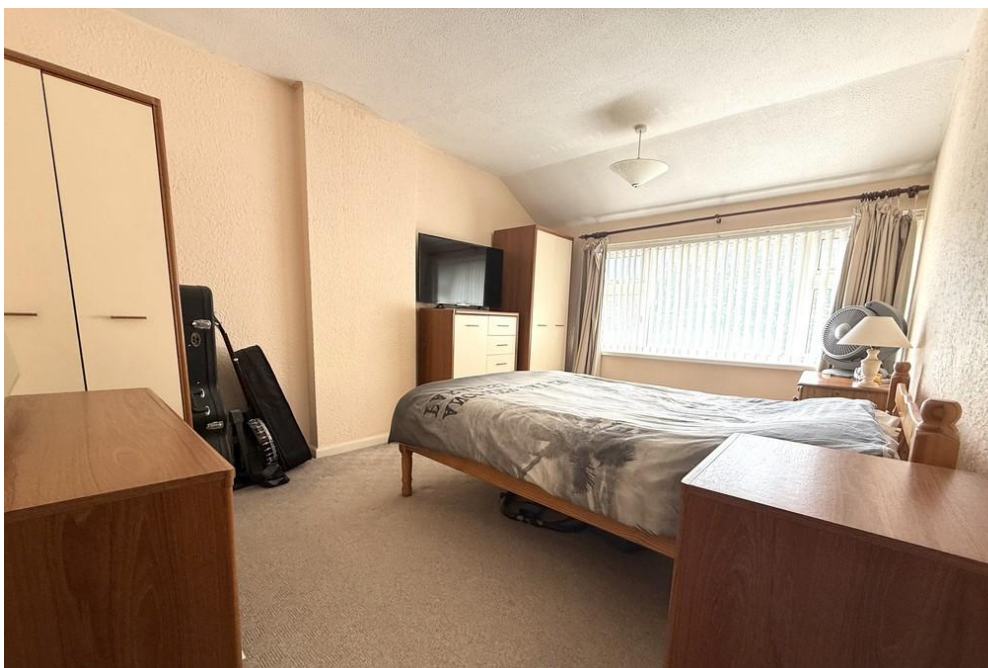
BEDROOM THREE 10' 0" x 7' 3" (3.05m x 2.22m)

BATHROOM

WC

GARDEN

GARAGE & OFF ROAD PARKING





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, volumes, areas and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Mapbox (2020).

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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk