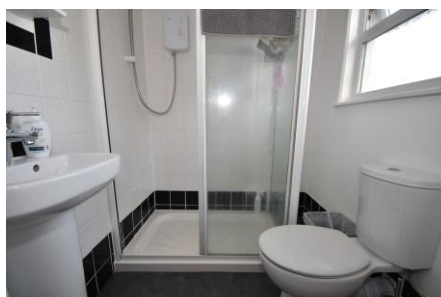


Grange Crescent, Gosport,
Hampshire, PO12 3DS

£295,000



Three Bedroom End Of Terraced House

Potential To Easily Convert To Four Bedrooms

Extended Accommodation

En-Suite Shower Room To Bedroom 1

Kitchen / Dining Room

Rear Extension Currently Used As Dining Room

Games Room & Workshop To Rear Of Garden

Gas Central Heating

In Our Opinion, An Ideal Family Home

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 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Aluminium double glazed front door, radiator, understairs recess and cupboard with wall mounted Vaillant gas central heating boiler, coved ceiling, stairs to first floor.
Lounge	17'1" (5.21m) Into Bay x 10'5" (3.18m) PVCu double glazed window, radiator, tiled hearth, coved ceiling, Georgian style glazed French doors to:
Kitchen	16'5" (5m) x 8'11" (2.72m) narrowing to 7'8 (2.34m), 1½ bowl stainless steel sink unit, wall and base units with worksurface over, recess for range style cooker with cooker extractor canopy over, tiled splashbacks, space for American style fridge/freezer, laminate flooring, PVCu double glazed French doors to:
Family Room	16'11" (5.16m) x 10'6" (3.2m) Insulated roof and 2 light wells, PVCu double glazed windows, French doors to garden, plumbing for washing machine, shelf for dryer, laminate flooring.
ON THE 1ST FLOOR	
Landing	Stairs to 2nd floor, coved ceiling.
Bedroom 2	13'5" (4.09m) Into Bay x 9'2" (2.79m) PVCu double glazed window, radiator, coved ceiling.
Additional Section	7'0" (2.13m) x 7'5" (2.26m) PVCu double glazed window, coved ceiling, further door to hallway.
Agents Note	This could be converted back to 4th bedroom if a stud wall was reinstated.
Bedroom 3	12'0" (3.66m) x 10'0" (3.05m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	6'1" (1.85m) x 5'10" (1.78m) White suite of panelled bath, vanity hand basin, low level W.C., tiled walls, PVCu double glazed window, radiator.
ON THE 2ND FLOOR	
Bedroom 1	19'4" (5.89m) x 11'0" (3.35m) narrowing to 8'5 (2.57m), 2 PVCu double glazed windows, 2 radiators.
En-Suite Shower Room	Shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, extractor fan.
OUTSIDE	
Front Garden	With brick wall and block paving.
Rear Garden	Paved for low maintenance, timber shed.

Converted Garage To
Games Room
/Workshop

Workshop Area

Services

Tenure

Council Tax

Property Information

15'0" (4.57m) x 14'9" (4.5m) L Shaped, Timber door, light and power.

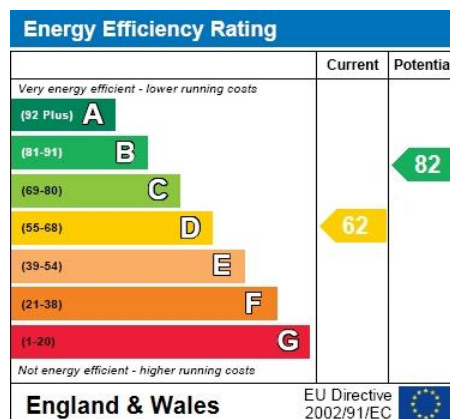
7'4" (2.24m) x 4'8" (1.42m)

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

Freehold.

Band C.

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:
<div>Viewing Notes</div>		

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.