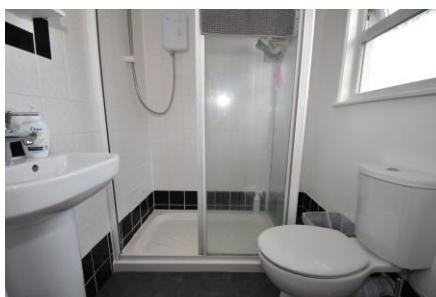


Grange Crescent, Gosport,  
Hampshire, PO12 3DS

£295,000



Three Bedroom End Of Terraced House

Extended Accommodation

Kitchen / Dining Room

Games Room & Workshop To Rear Of  
Garden

In Our Opinion, An Ideal Family Home

Potential To Easily Convert To Four  
Bedrooms

En-Suite Shower Room To Bedroom 1

Rear Extension Currently Used As Dining  
Room

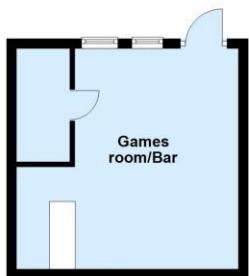
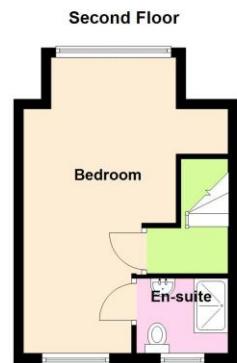
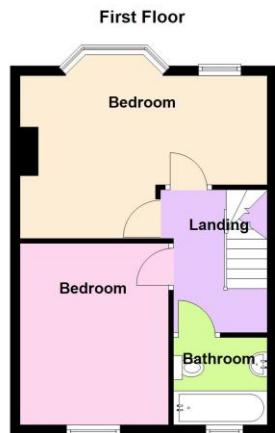
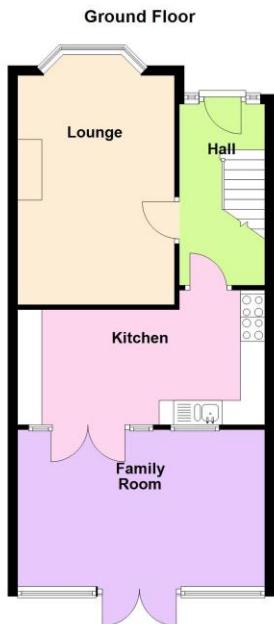
Gas Central Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
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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.
<b>ON THE 1ST FLOOR</b>	
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.
<b>ON THE 2ND FLOOR</b>	
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.
<b>OUTSIDE</b>	
Front Garden	With brick wall and block paving.
Rear Garden	Paved for low maintenance, timber shed.

Converted Garage To Games Room /Workshop

Workshop Area

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

Services

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

Tenure

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

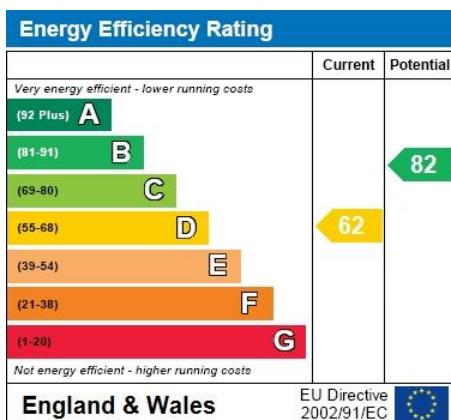
Council Tax

Freehold.

Property Information

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: \_\_\_\_\_

## 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.