



£360,000
38 Edgecombe Crescent
Gosport, PO13 9RD

PROPERTY SUMMARY

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.





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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.
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LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band D

VIEWINGS
 By prior appointment only

EPC to follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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.



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