

OFFERS IN EXCESS OF

£245,000

72 Grove Road

Gosport, Hampshire, PO12 4JL

PROPERTY SUMMARY

We are pleased to offer to the market this semi-detached family home offered with no onward chain. Situated within the sought after location of Hardway, Gosport, and with favourable schools and parks conveniently located nearby; the list of benefits attached to this property are endless. Boasting; two first floor double bedrooms, two reception rooms, spacious family room/bedroom three, fitted kitchen, two bathrooms and a large enclosed rear garden. This property really is a must see to fully appreciate it's full potential. Call our Gosport office now to arrange your internal viewing.





PORCH

ENTRANCE HALL

LOUNGE 12' 7" x 12' 2" (3.86m x 3.71m)

DINING ROOM 14' 7" x 10' 2" (4.45m x 3.10m)

KITCHEN 14' 4" x 8' 7" (4.37m x 2.64m)

UTILITY ROOM 11' 8" x 5' 2" (3.58m x 1.60m)

SHOWER ROOM

BEDROOM THREE 11' 8" x 9' 6" (3.58m x 2.90m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 7" x 12' 9" (4.75m x 3.89m)

BEDROOM TWO 12' 0" x 8' 9" (3.68m x 2.67m)

BATHROOM

SPACIOUS REAR GARDEN

PROPERTY INFORMATION EPC Rating - D

Council Tax Band - C

Japanese Knotweed Treatment Plan in place since 2021

GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

**Jeffries
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