



Dolphin Crescent, Gosport PO12 2HE

welcome to

Dolphin Crescent, Gosport

**** Close to Shops and Schools ** No Onward Chain ** Great Bus and Road Access ** Immaculate Condition ** Viewing is a Must! ** Close to the water's edge and adjacent to Gosport Park ****

Entrance Porch

Double glazed front door, cupboard housing electric meters, double glazed inner door.

Entrance Hall

Understairs storage and a second storage cupboard, stairs to first floor, radiator.

Cloakroom

Low level WC, wash hand basin inset into vanity unit, double glazed window to front aspect, radiator, tiled surrounds.

Kitchen

14' 8" max x 9' 8" max (4.47m max x 2.95m max)
Wall and base level units, space for cooker, washing machine, tumble dryer and fridge freezer, breakfast bar area, one and a half bowl sink and drainer unit, double glazed window to front aspect, radiator, wall mounted gas boiler.

Lounge

15' 7" x 14' 6" (4.75m x 4.42m)
Double glazed window to rear aspect, laminated flooring, downstairs cupboard, door to rear lobby, two radiators.

Rear Lobby

(Currently used as a study area) radiator, laminate flooring, door to rear garden.

Study/Bedroom Four

6' 4" x 5' 3" (1.93m x 1.60m)
Double glazed window to side aspect, radiator.

On First Floor

Storage cupboard.

Bedroom One

13' 10" max x 9' 9" max (4.22m max x 2.97m max)
Double glazed window to front aspect, radiator.

Bedroom Two

12' 3" max x 8' 7" max (3.73m max x 2.62m max)
Double glazed window to rear aspect, built in cupboard, loft access with pull-down ladder, radiator.

Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m)
Double glazed window to rear aspect, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, low level WC, double glazed window to front aspect, tiled wall, radiator.

Front Garden

Laid to artificial grass, outside socket and water tap.

Rear Garden

Paved patio, laid to artificial grass, outside socket, two metal sheds, rear gate leading to parking area at rear.

Workshop

Insulated walls and ceiling, Timber construction, double glazed French-style doors to rear garden, power and light. This useful space would also double up as a play room, office, or summer house, giving it multiple uses.





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welcome to

Dolphin Crescent, Gosport

- Three bedrooms
- Fitted Kitchen
- Downstairs WC
- Study/Bedroom Four
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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