

GUIDE PRICE

£300,000 - £315,000

22 Vale Grove

Gosport, PO12 4PS

We are delighted to bring to the market this extended family home located in the popular and sought after Elson area. This property has a great deal to offer with accommodation comprising a spacious bay fronted lounge, modern kitchen opening into a light and airy dining area with bifold doors out into the low maintenance garden, downstairs cloakroom, three bedrooms and a modern family bathroom. Parking is more than ample with off road parking to the front of the property and a garage to the rear. Presentation is in our opinion to a fantastic standard. We therefore recommend an early viewing to avoid missing out.

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ENTRANCE HALL

LOUNGE 10' 9" x 16' 7" (3.30m x 5.08m)

KITCHEN 6' 6" x 14' 8" (1.99m x 4.48m)

DINING ROOM 9' 8" x 14' 8" (2.95m x 4.48m)

CLOAKROOM

FIRST FLOOR

BEDROOM ONE 13' 3" x 9' 8" (4.06m x 2.97m)

BEDROOM TWO 11' 2" x 9' 8" (3.42m x 2.97m)

BEDROOM THREE 6' 7" x 7' 10" (2.03m x 2.40m)

BATHROOM

GARDEN

GARAGE





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.

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.

**Jeffries
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