



**St. Anns Crescent, Gosport PO12 3JJ**

**welcome to**

## **St. Anns Crescent, Gosport**

\*\* Guide Price £260,000 to £275,000 \*\* Three Double Bedrooms \*\* Two Storey Extended To Side \*\* Off Road Parking For Two Cars \*\* Modern Fitted Kitchen & Shower Room \*\* Gas Central Heating & Double Glazing \*\* Wrap Around Garden - Corner Plot \*\*

### **Porch**

### **Lounge**

19' 8" max x 12' 5" max ( 5.99m max x 3.78m max )

### **Kitchen**

12' 4" max x 9' 5" max ( 3.76m max x 2.87m max )

### **Dining Room**

11' max x 10' 4" max ( 3.35m max x 3.15m max )

### **Conservatory**

19' 7" max x 5' 7" max ( 5.97m max x 1.70m max )

### **On The First Floor**

#### **Bedroom 1**

11' 2" max x 10' 4" max ( 3.40m max x 3.15m max )

#### **Bedroom 2**

11' 1" max x 10' 4" max ( 3.38m max x 3.15m max )





### **Bedroom 3**

12' 4" max x 7' 5" max ( 3.76m max x 2.26m max )

### **Shower Room**

### **Wrap Around Garden**

### **Rear Parking Area For 2 Cars**



***view this property online*** [fox-and-sons.co.uk/Property/GOS113793](https://fox-and-sons.co.uk/Property/GOS113793)



welcome to

## St. Anns Crescent, Gosport

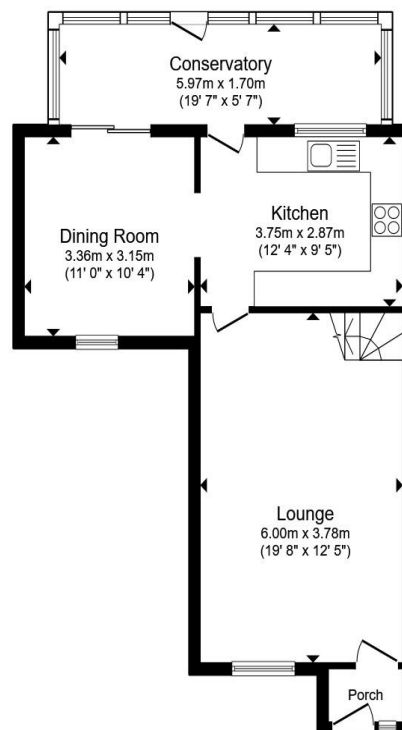
- Guide Price £260,000 to £275,000
- Three Double Bedrooms
- Two Storey Extended To Side
- Off Road Parking For Two Cars
- Modern Fitted Kitchen & Shower Room

Tenure: Freehold EPC Rating: C

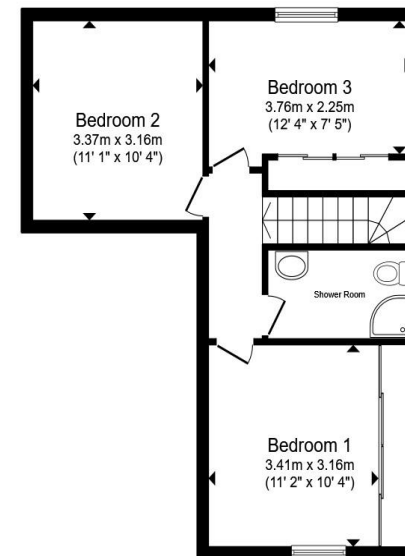
Council Tax Band: C

guide price

**£260,000**



Ground Floor



First Floor

Total floor area 100.1 m<sup>2</sup> (1,077 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



view this property online [fox-and-sons.co.uk/Property/GOS113793](http://fox-and-sons.co.uk/Property/GOS113793)



Property Ref:  
GOS113793 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)