

OFFERS IN EXCESS OF

£450,000

63 Grove Road

Gosport, Hampshire, PO12 4JJ

Offered with no onward chain, this extended four-bedroom detached home opens up into a spacious kitchen, dining and family room. A central island anchors the kitchen, which is fitted with modern appliances, while bi-fold doors open onto the large, landscaped west-facing garden. The garden has its own spot for entertaining, with a well-built outbuilding featuring bi-fold doors and currently used as a bar. Back inside, a separate lounge with Venetian blinds offers a quieter place to unwind. A modern shower room and a utility room complete the ground floor. Upstairs, there are four bedrooms, three of them generously sized, along with a modern four-piece family bathroom. The property also benefits from a garage, off-road parking and solar panels. Contact the Jeffries & Dibbens Gosport team to arrange a

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ENTRANCE HALL

LOUNGE 16' 11" x 11' 6" (5.18m x 3.51m) MAX

SHOWER ROOM

KITCHEN/FAMILY 24' 6" x 11' 6" (7.49m x 3.51m)

UTILITY ROOM

STAIRS TO FIRST FLOOR LANDING

MASTER BEDROOM 14' 4" x 11' 3" (4.39m x 3.45m)

BEDROOM TWO 11' 6" x 11' 6" (3.51m x 3.51m)

BEDROOM THREE 10' 0" x 7' 8" (3.05m x 2.34m)

BEDROOM FOUR 11' 5" x 5' 2" (3.48m x 1.60m)

BATHROOM

GARDEN

GARAGE 18' 6" x 8' 0" (5.66m x 2.44m)

SUMMERHOUSE 15' 1" x 10' 5" (4.60m x 3.20m)





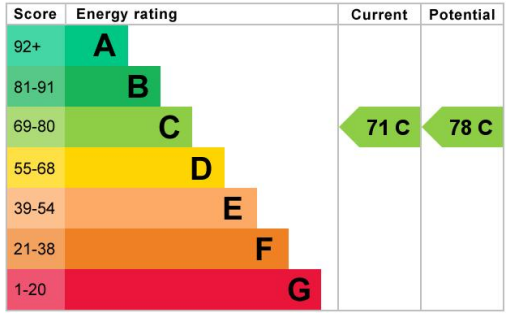


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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 & Dibbens estate and letting agents

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