



### 4 bed terraced house to buy in

Sedgeley Grove, Gosport, Hampshire,  
PO12 4NL

**£265,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ FOUR DOUBLE BEDROOMS
- ✓ EN SUITE OFF THE MASTER
- ✓ LOFT CONVERSION
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*FOR SALE BY ONLINE AUCTION\*\*\*

Pattinson Auction are pleased to welcome to the sales market this charming mid-terrace house located in the desirable area of Sedgeley Grove, Gosport. This delightful property, built in the 1930's, offers a generous living space of 1,238 square feet, making it an ideal choice for first-time buyers or families seeking a comfortable home.

The house features three well-proportioned bedrooms on the first floor and has had a loft conversion that provides an additional bedroom complete with an ensuite bathroom. This extra space is perfect for guests or could serve as a private retreat for family members.

The ground floor comprises a welcoming reception room, which is perfect for entertaining or relaxing with loved ones. The layout is practical and flows well, making it easy to enjoy everyday living.

Outside, you will find a driveway that accommodates parking for up to two vehicles, along with a garage for additional storage or parking needs. The absence of a chain means that you can move in without delay, making this property even more appealing.

Situated in a sought after area, this home is close to local amenities, schools and parks, providing a wonderful environment for families. With its blend of character and modern convenience, this four-bedroom terraced house is a fantastic opportunity not to be missed. 3 x 1.5 (17'4" x 4'11") -

Entrance Hall -

Dining Room - 3.6 x 6.17 (11'9" x 20'2") -

Living Room - 3.6 x 6.17 (11'9" x 20'2") -

Kitchen - 2.8 x 3.6 (9'2" x 11'9") -

Conservatory - 3.2 x 2.5 (10'5" x 8'2") -

Bathroom - 2.7 x 1.4 (8'10" x 4'7") -

Bedroom One - 4.9 x 3.8 (16'0" x 12'5") -

Ensuite - 1.5 x 1.5 (4'11" x 4'11") -

Bedroom Two - 4.7 x 2.8 (15'5" x 9'2") -

Bedroom Three - 3.3 x 3.2 (10'9" x 10'5") -

Bedroom Four - 2.0 x 2.2 (6'6" x 7'2") -

Driveway -

Garden -

Garage - 3.1 x 6.1 (10'2" x 20'0") -

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £265,000

Property Type: Terraced House

Parking: Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

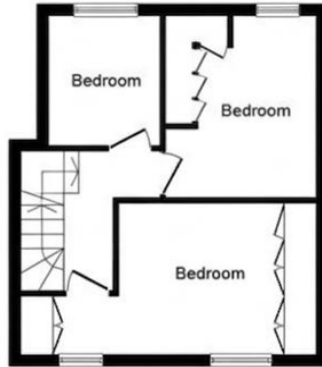
Air conditioning: No

Broadband: FTTP (fibre to the premises)

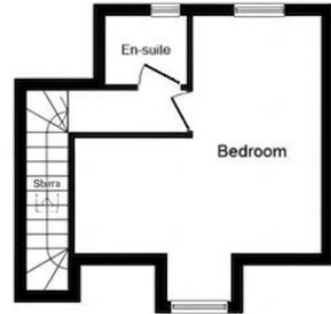
Mobile signal coverage: Good



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sedgeley Grove, Gosport, Hampshire, PO12 4NL

Contact your local branch today for more information on this property:

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