



Agnew Road, Gosport PO13 0JD

welcome to

Agnew Road, Gosport

** Great Access to Shops and Schools ** No Onward Chain ** Easy Access to Fareham and the Gosport Road ** Large Corner Plot ** Garage and Driveway **

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Entrance Hall

Double glazed front door, double glazed window to side aspect, stairs to first floor, radiator, understairs storage.

Lounge/Diner

23' 8" max x 12' 6" max (7.21m max x 3.81m max)
Double glazed window to the front and rear aspects, radiator, TV point, door to the kitchen.

Kitchen

9' 6" max x 8' 3" max (2.90m max x 2.51m max)
Double glazed window to rear aspect, wall mounted gas boiler, space for washing machine, integrated oven and hob with filter hood above, one and a half bowl sink and drainer unit, space for fridge freezer, tiled surrounds and floor, double glazed door to rear garden.

On First Floor

Loft access, double glazed window to side aspect.

Bedroom One

11' 5" max x 11' max (3.48m max x 3.35m max)
Double glazed window to front aspect, range of fitted wall to wall wardrobes with overhead storage.

Bedroom Two

11' max x 10' 2" max (3.35m max x 3.10m max)
Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom Three

8' 4" max x 8' 2" max (2.54m max x 2.49m max)
Double glazed window to front aspect, radiator, fitted wardrobe.

Separate Wc

Double glazed window to side aspect, low level WC.

Bathroom

Panelled bath, wash hand basin, shower cubicle, heated towel rail, double glazed window to side aspect, tiled surrounds.

Front Garden

Laid to lawn, enclosed by picket fence.

Rear Garden

Rear: Laid to patio, shed, access to garage, greenhouse second patio area along a short path, pedestrian access, outside tap, access to driveway at rear.

Side: Raised borders, laid to lawn, enclosed by hedges and fencing leading to the front garden.

Garage

Metal up and over door, power.



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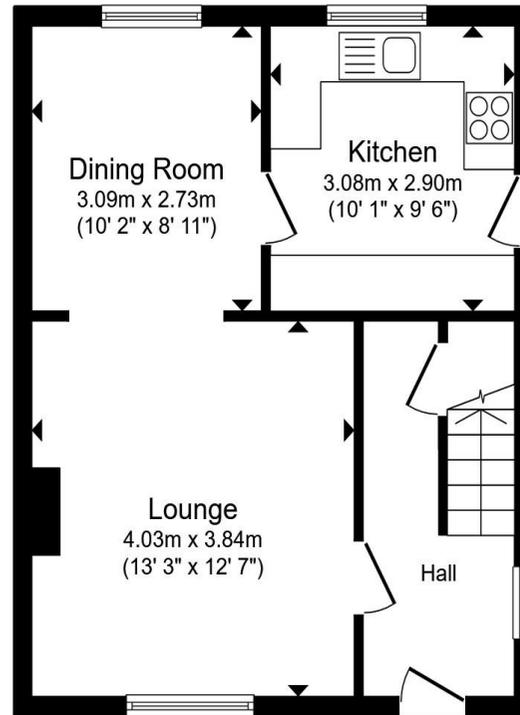
Agnew Road, Gosport

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Fitted Kitchen

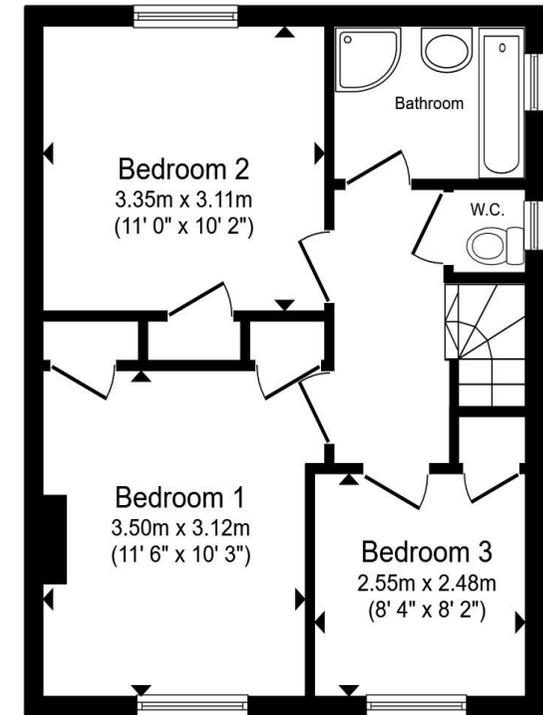
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£260,000



Ground Floor



First Floor

Total floor area 82.4 m² (887 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



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Property Ref:
GOS113389 - 0003

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