



Carless Close, Gosport PO13 9PN

welcome to

Carless Close, Gosport

**** Two Bedrooms ** Ideal for Investor Buyers ** Cash Buyers Only ** Close to Shops and Schools ** No Onward Chain ****

Entrance Hall

UPVC door to access, stairs to first floor landing, understairs storage.

Shower Room

UPVC double glazed window to front elevation, shower cubicle, wash hand basin, wc.

Lounge

14' 9" x 11' 4" (4.50m x 3.45m)

UPVC door to balcony, UPVC window to rear elevation, tv point, door to:

Kitchen

11' 5" x 9' 1" (3.48m x 2.77m)

Two UPVC double glazed windows to front elevation, matching wall and base units, stainless steel sink and drainer unit, in-built oven, hob, space for washing machine and fridge/freezer, tiled splashbacks.

Bedroom 2

11' 9" x 11' 5" (3.58m x 3.48m)

UPVC double glazed window to rear elevation.

First Floor Landing

Access to:

Bedroom 1

11' 8" x 11' 5" (3.56m x 3.48m)

UPVC double glazed window to rear elevation, fitted wardrobes, wall light point.

Bathroom

Bath, wash hand basin, wc, storage cupboard housing hot water tank.





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welcome to

Carless Close, Gosport

- Two Bedrooms
- Fitted Kitchen
- Balcony
- Maisonette
- Non-Standard Construction

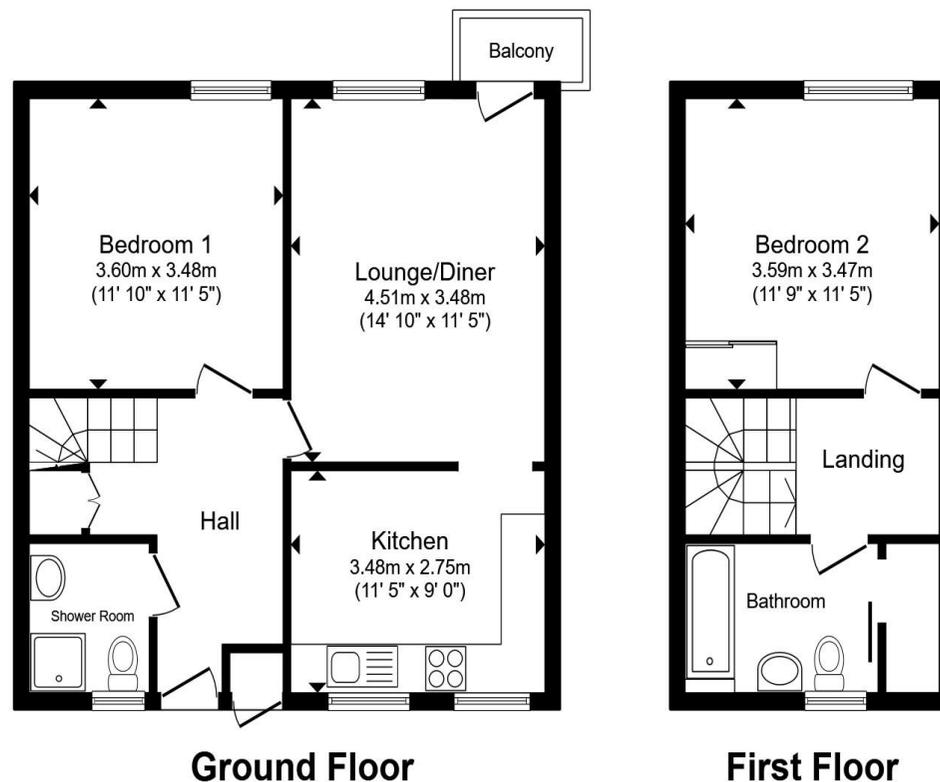
Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Total floor area 77.5 m² (834 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:
GOS113425 - 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.



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