

For Sale By Modern Auction
£135,000
109 Gosport Road
Stubbington, PO14 2AE

PROPERTY SUMMARY

NO FORWARD CHAIN! This semi-detached property on Gosport Road, Stubbington, presents an exciting opportunity for anyone looking to put their own stamp on their next home, as the property requires work throughout. Set on a generous plot, the house benefits from a driveway at the front, providing plenty of parking space, and a private garden to the rear. The property is arranged over two floors and, while it requires full refurbishment, it offers excellent scope to create a wonderful home. On the ground floor, there is a light filled living room and a kitchen overlooking the garden with plenty of storage space. Upstairs, you'll find two double bedrooms and a family bathroom. Outside, the property enjoys a substantial rear garden and ample outdoor storage space. With some vision and care, this property could be transformed into a truly lovely home. Please call our Stubbington Branch to book your viewing.





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

HALLWAY

LIVING ROOM 16' 3" x 10' (4.95m x 3.05m)

KITCHEN 16' 3" x 9' 2" (4.95m x 2.79m)

LANDING

BEDROOM ONE 16' 6" x 9' 6" (5.03m x 2.9m)

BEDROOM TWO 13' x 12' (3.96m x 3.66m)

SHOWER ROOM 5' 11" x 5' 8" (1.8m x 1.73m)

OUTSIDE

REAR GARDEN

DRIVEWAY

OUTBUILDING 9' 9" x 7' 8" (2.97m x 2.34m)

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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